



City of Commerce

Meeting Minutes

Tuesday, September 6, 2016 - 5:00 PM

**CONCURRENT REGULAR 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 Altamirano called meeting to order at 5:06 p.m. in the Council Chambers.

ROLL CALL

Present: 5 - Councilmember Leon
Councilmember Argumedo
Councilmember Rebollo
Mayor Pro Tem Baca Del Rio
Mayor Altamirano

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 recessed to Closed Session at 5:07 p.m.

1. Pursuant to Government Code §54956.9(b), the City Council will confer with its legal counsel, and take the appropriate action with respect to initiation of litigation in one potential case.
2. Pursuant to Government Code §54956.9 (b), the City Council will confer with its legal counsel, and take appropriate action with respect to, significant exposure to litigation in two potential cases.
3. Pursuant to Government Code §54956.9(a), the City Council will confer with its legal counsel, and take the appropriate action, with respect to the pending litigation of: *City of Commerce v Hugo Alexander Argumedo et al.*, Superior Court of the State of California, County of Los Angeles, Case No. BC600767.
4. Pursuant to Government Code §54956.8, the Successor Agency will confer with its real property negotiator, Jorge Rifá with respect to real estate negotiations concerning proposed price and other terms relating thereto, to real property located at 2135 South Atlantic Boulevard, Commerce, California.

RECONVENE TO OPEN SESSION

City Council/Successor Agency reconvened to open Session at 6:35 p.m. for regular City Council meeting. Recessed to Closed Session at 10:41 p.m. and reconvened to Open Session at 11:19 p.m.

ORAL CLOSED SESSION ANNOUNCEMENT

City Attorney/Legal Counsel Olivo reported on Closed Session items:

Item #1 and Item #3 -The City Council did not take any reportable action on both items. Pursuant to City Attorney advice, Councilmember Argumedo recused himself from participation in the matters to be discussed (item #3). Councilmember Argumedo left the room during discussion of item #3.

Item #2 The City Council did not take any reportable action on one case and provided direction to staff on another case. The direction was unanimous.

Item #4 -The Successor Agency did not go into Closed Session on item #4.

6:30 P.M. - CITY COUNCIL MEETING**CALL TO ORDER**

Mayor Altamirano called meeting to order at 5:36 p.m. in the Council Chambers.

ROLL CALL

Present: 5 - Councilmember Leon
Councilmember Argumedo
Councilmember Rebollo
Mayor Pro Tem Baca Del Rio
Mayor Altamirano

PLEDGE OF ALLEGIANCE

Public Works and Development Services Director Babaki led the Pledge of Allegiance.

INVOCATION

Councilmember Rebollo offered the invocation.

APPEARANCES AND PRESENTATIONS

1. Certificate of Recognition for Doubletree by Hilton (At the Request of Mayor Altamirano and Councilmember Rebollo)

This item was continued to next Council meeting.

2. Certificate of Recognition Honoring Tina Fierro for her Courageous Actions

Councilmembers and the Mayor recognized Tina Fierro for her courageous efforts.

PUBLIC COMMENT

Tony Trandafir and Genovi Amador, Representing Commerce Adventure Club, read a letter thanking City Council for support and encouragement and allowing the trip to San Francisco to happen.

Yolanda Cardenas Parra, City Employee, spoke about Library Card Sign month.

Isaias Cantu, Commerce resident, spoke about the situation in the Rossini area as it relates to parking issues and suggested establishing permit parking for the residents.

Abelardo "David" Rodriguez, spoke that he came across some crime statistics on Facebook and the City of Commerce was rated number five on the list of most dangerous cities in California. Mr. Rodriguez read a letter from Mayor Pro Tem Baca Del Rio addressed to FPPC as it relates to her FPPC investigation.

Elvis Levano, Owner of barbershop in Commerce, spoke about services his business provides. Councilmembers welcome his business to the City.

Richard Hernandez, Commerce resident, spoke that soil in Commerce is contaminated. Mr. Hernandez finished the letter from Mayor Pro Tem Baca Del Rio addressed to FPPC.

CONSENT CALENDAR

Mayor Pro Tem Baca Del Rio moved, seconded by Councilmember Leon, to approve the Consent Calendar. The motion carried by the following vote:

Ayes: 5 - Councilmember Leon, Councilmember Argumedo, Councilmember Rebollo, Mayor Pro Tem Baca Del Rio, and Mayor Altamirano

3. Approval of Warrant Register Nos. 29A, 4A and 4B
4. Approval of Minutes
5. A Proclamation Declaring the Month of September 2016 as National Preparedness Month
6. Recognition of Businesses for Wastewater Discharge Compliance
7. Conflict of Interest Code 2016 Biennial Notice
8. Acceptance of the Work Performed by MTM Construction, Inc. for the Central Library Renovation Project

9. Expenditure of \$110,000 in Measure AA Funds for Citywide Bus Shelter Beautification Project
10. Fund Trade Agreement for the Exchange of Surface Transportation Program Local Funds with the Los Angeles County Metropolitan Transportation Authority
11. Agreement with Bob Murray & Associates
12. Agreement with Rio Hondo Community College District
13. Request for Co-Sponsorship of Green Benefits Workshop with East Yard Community for Environmental Justice and Liberty Hill Foundation

PUBLIC HEARING

14. Ordinance - Art In Public Places Program - First Reading

City Planner Jimenez provided an overview of the staff report. Discussion ensued.

Mayor Altamirano opened Public Hearing. There were no individuals wishing to speak on the item. Mayor Altamirano closed Public Hearing.

Mayor Pro Tem Baca Del Rio moved, seconded by Councilmember Leon, to read the Ordinance by title only and approve for first reading. City Attorney Olivo read the title of the Ordinance amending Commerce Municipal Code Chapter by adding Division 23, Section 19.31.700 (Art in Public Places Program). The motion carried by the following vote:

Ayes: 5 - Councilmember Leon, Councilmember Argumedo, Councilmember Rebollo, Mayor Pro Tem Baca Del Rio, and Mayor Altamirano

SCHEDULED MATTERS

15. Exide Facility Update

Mayor Altamirano commended Councilmember Rebollo and Mayor Pro Tem Baca Del Rio for all the work that they do on Exide matter.

Susan Castro-Valenzuela, DTSC Representative, provided a status update of the Exide matter as it relates to the City of Commerce. According to Ms. Castro-Valenzuela, the list of schools and results of testing are available via DTSC's online library Envirostor; sampling results for parks have been share with the cities; two new companies have been identified to perform residential sampling, and finally, the next 2016 Advisory Group meetings are scheduled for Thursday, October 20, 2016 and Thursday, December 15, 2016. As it relates for

previously asked questions regarding Exide contamination and property values, Ms. Castro-Valenzuela stated that DTSC invited a representative from the LA County Assessor's office to come and present information at the next Exide Advisory Group Meeting. Ms. Castro-Valenzuela stated that 869 parcels are identified in the City of Commerce to be tested, and 512 access agreements were obtained. Ms. Castro-Valenzuela suggested that DTSC establishes office hours in Commerce in order to work and set appointments with Commerce residents.

Discussion took place on canvassing efforts, percentage of homes that need to be cleaned, and when the cleaning of the properties will begin.

16. Stormwater Activity Update

Deputy Director of Public Works Operations Nila provided an overview of the staff report. Discussion ensued. In response to Councilmember Leon's question, Deputy Director Nila stated that as it relates to educational campaign the article in the Report to the People was published once, and staff is utilizing other methods to get information to the residents. This was informational item, and no action was taken on this item.

17. Parking Issues Near Steven's Steakhouse

Councilmember Argumedo stated that he requested this item to be placed on the agenda but would like to continue this item to a later date. According to Councilmember Argumedo, owner of Steven's Steakhouse Filipan is working with the residents on a solution for this problem, and would like to come back with the proposed options at a later date.

Mayor Altamirano suggested that an ad hoc committee is created for this particular issue in order to start a dialogue with staff and residents and review any proposed solutions. City Attorney Olivo recommended that the agenda item of creating an ad hoc committee is placed on the next agenda for a formal action.

18. Security Camera/ Technology Presentation

Community Services and Public Safety Director Rodriguez provided an overview of the staff report.

Extensive discussion took place on how residential rebate program would be equally divided between neighborhoods in order to prevent concentration of cameras in one or two neighborhoods only. Director Rodriguez stated that he would like to place cameras in all neighborhoods, and suggested not having any restrictions.

Councilmember Argumedo was in support of residential options since this is where

most of the crime issues are. Councilmember Altamirano stated that due to issues with WiFi in residential areas, installation of cameras is a better option other than ring.com. Director Rodriguez stated that providing more option would benefit residents.

Further discussion took place whether freeway entrances, exits, and intersections would be required to be equipped with the cameras. Councilmember Leon asked whether staff could look into partnering with one of the companies providing security cameras in order to received a discount or better rate for the residents.

City Administrator Rifa stated that residents would receive 50% of the cost of cameras installed, and also advocated that the City Council considers automated license reader option.

Councilmember Rebollo recommended extensive public outreach that the public outreach reagrding all options available to the residents.

Director Rodriguez stated that there are 2100 single family residences in the City of Commerce and staff could develop a system for a proportionate distribution. Discussion took place on the cost of each option, and Director Rodriguez stated that the amount provided in the staff report is just an estimate and could differ once the staff solicits more information. City Administrator Rifa added that staff would come back to the Council with the recommendations regarding the funding for this program.

Director Rodriguez recommended that Ring.com, rebate programs as well as automated license reader is taken into consideration.

No action was taken on this item. It was a consensus that the item will be brought back at the future meeting.

19. Acceptance of the Work Performed by Horizons Construction Company for the Metrolink Station Parking Lot, ADA, and Lighting Improvement Project

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

Mayor Pro Tem Baca Del Rio moved, seconded by Councilmember Rebollo, to adopt Resolution accepting the work performed by Horizons Construction Company for the Metrolink Station Parking Lot, ADA, and Lighting Improvement Project. The motion carried by the following vote:

Ayes: 5 - Councilmember Leon, Councilmember Argumedo, Councilmember Rebollo, Mayor Pro Tem Baca Del Rio, and Mayor Altamirano

20. Contract Change Order Authorizations to All-American Asphalt's Contract for FY 2015-16 Annual Pavement Rehabilitation Program

Public Works and Development Services Director Babaki provided an overview of the staff report. Discussion took place whether a fund could be established for future funding of pavement plan, and also staff was directed to look into installing better signage to prevent large truck parking on residential streets.

Mayor Pro Tem Baca Del Rio moved, seconded by Councilmember Rebollo, to adopt Resolution approving contract change order authorizations to All American Asphalt's contract for Pavement Improvement and authorize Transtech to provide construction and project management-related services for the Teen Center Parking Lot Pavement Rehabilitation, addition of various pavement work and striping to accommodate Astor Avenue Traffic Calming, and addition of Street Beautification Improvements at Stevens Place. The motion carried by the following vote:

Ayes: 5 - Councilmember Leon, Councilmember Argumedo, Councilmember Rebollo, Mayor Pro Tem Baca Del Rio, and Mayor Altamirano

21. Agreement with Avocette Technologies to Assist the City in Implementing the City's New Land Management System

City Planner Jimenez provided an overview of the staff report. Discussion took place regarding services provided by the company and how the information would be stored.

Councilmember Rebollo moved, seconded by Councilmember Argumedo, to adopt Resolution approving an Agreement with Avocette Technologies to allow for the implementation of the City's new Land Management System. The motion carried by the following vote:

Ayes: 4 - Councilmember Leon, Councilmember Argumedo, Councilmember Rebollo, and Mayor Altamirano

Absent: 1 - Mayor Pro Tem Baca Del Rio

22. Los Angeles County Metropolitan Transportation Authority: 2016 Measure M Ballot Measure- Update

City Administrator Rifa provided an overview of the staff report. Discussion ensued.

23. Commissioners Handbook

City Clerk Shumway provided an overview of the staff report. Discussion ensued.

Councilmember Leon moved, seconded by Mayor Pro Tem Baca Del Rio, to adopt Resolution approving Commissioners Handbook. The motion carried by the following vote:

Ayes: 5 - Councilmember Leon, Councilmember Argumedo, Councilmember Rebollo, Mayor Pro Tem Baca Del Rio, and Mayor Altamirano

24. Senior Citizen Housing Protection Ordinance

Angelo Logan provided a brief explanation how Senior Housing Protection Ordinance would benefit the community. This ordinance would regulate rent increases for the seniors.

Gilberto Vera, Inner City Law Center, spoke that senior housing protection is part of the Shriver Project and provided an overview of the proposed ordinance including eligibility requirements, and proposed protections for citizens that the ordinance could offer.

Discussion ensued about enforcement of the ordinance and what happens if the landlord raises rent more than 5%.

Councilmember Rebollo moved, seconded by Mayor Pro Tem Baca Del Rio, to proceed with the review of the proposed ordinance, and bring it back for first reading at a later meeting. The motion carried by the following vote:

Ayes: 5 - Councilmember Leon, Councilmember Argumedo, Councilmember Rebollo, Mayor Pro Tem Baca Del Rio, and Mayor Altamirano

CITY COUNCIL/SUCCESSOR AGENCY REPORTS

Councilmember Rebollo thanked Parks and Recreation Department for the Back to School event.

Councilmember Leon reported that she attended Scholarship Breakfast and thanked Library Director Sarmiento for the event and Commerce Casino for their donation. Councilmember Leon announced upcoming events - September 17, 2016 College Fair, September 23, 2016 Batman Day in the Library, October 1, 2016 Starbucks Read-In. Councilmember Leon requested that an agenda item placed for future agenda regarding follow-up on the items brought up during Council Public Input requests, and other items that come up during the meeting.

Mayor Pro Tem Baca Del Rio requested an agenda item regarding crime rates in Commerce as information mentioned during the public comment section was not correct. Mayor Pro Tem Baca Del Rio warned about West Nile Virus and spoke about precautions that residents could take. Mayor Pro Tem Baca Del Rio stated that she would report on FPPC issues once the case is finalized.

Councilmember Rebollo invited residents to Farmer's Market in Montebello on September 24th.

Mayor Pro Tem Baca Del Rio stated that there is an overload of students on school

busses and she is working with school district on the issue. There are issues with the lunch break as well.

ADJOURNMENT

Regular City Council meeting adjourned to Closed Session at 10:40 p.m. The meeting adjourned at 11:20 p.m.