



City of Commerce

Meeting Minutes

Tuesday, May 16, 2017 - 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 5:00 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/Successor Agency on any items on the Closed Session agenda.

RECESS TO CLOSED SESSION

1. 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: East Yard Communities for Environmental Justice v City of Commerce, et al., Superior Court of the State of California, County of Los Angeles, Case No. BS164349.
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 one potential case.
3. Pursuant to Government Code §54956.8, the Successor Agency will confer with its real property negotiator, Matthew Rodriguez with respect to real estate negotiations with:
 - A. 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.

- B. 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

City Council reconvened to Open Session at 6:30 p.m.

ORAL CLOSED SESSION ANNOUNCEMENT

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

Item #1- The City Council provided direction to staff and it was unanimous.

Item #2- The City Council did not take any reportable action on item #2.

Item #3 - The Successor Agency did not go into Closed Session on item #3.

6:30 P.M. - CITY COUNCIL MEETING

CALL TO ORDER

Mayor Altamirano called meeting to order at 6 32 p m in the Council Chanbers

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Library Director Sarmiento led the Pledge of Allegiance

INVOCATION

Mayor Pro Tem Baca Del Rio offered the invocation.

APPEARANCES AND PRESENTATIONS

1. Armed Forces Ceremony - A Special Candle Lighting Ceremony Honoring the Five Branches of the Military Service and Memorial Ceremony & Commendation Honoring Jorge Morales for his Various Accomplishments and for his Many Years of Service to Our Country as Marine Corp.

City Council and staff performed Armed Forces Ceremony honoring the five branches of the military service. Councilmember Rebollo read a Commendation honoring Jorge Morales for his Marine Corp. service and contributions to the City.

2. A Proclamation Designating May 2017 as Mental Health Awareness Month

and Commendation Recognizing Enki Mental Health Services for their Valuable Services to the Community (per Councilmember Leon request)

Councilmember Leon read commendation recognizing Enki Mental Health Services for their valuable service to the community.

PUBLIC COMMENT

Yvette Fimbres, spoke about her rejected claim by Carl Warren regarding tire damage. Ms. Fimbres stated that the City was aware of the pothole and requested that her expenses for damages are paid by the City.

Bernard Perez spoke about coyotes situation and asked that Council considers more input from the employees regarding personnel changes.

CONSENT CALENDAR

Councilmember Leon moved, seconded by Councilmember Argumedo, to approve the Consent Calendar. The motion carried by the following vote:

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

3. Approval of Warrant Register Nos. 21A and 21B
4. Approval of Minutes
5. Proclamation declaring the week of May 14-20, 2017, as National Transportation Week.
6. A Proclamation Designating the Month of May 2017 as CalFresh Awareness Month
7. Water Rights Lease License and Agreement with Liberty Utilities for Water Years 2017/18 - 2019/20
8. Purchase of Portable Heavy Duty Hydraulic Bus Lift for the City's Transportation Maintenance Facility
9. On-Call Professional Service Agreements for Civil Plan Check
10. Authorize Environmental Science Associates to Conduct the Appropriate Environmental Analysis for a Proposed Project at 7316 Gage Avenue

SCHEDULED MATTERS

11. Contingent Agreement to Purchase and Sell Real Estate to Wash-Tel Commerce, LLC and Craig Realty Group Citadel, LLC

City Attorney Olivo provided an overview of the staff report. According to City Attorney Olivo, this agreement is contingent on the completion of an appropriate environmental review. The price is over 10 million for 10 acre property.

Discussion took place. Mayor Altamirano stated that the City was looking into opportunities to developing this particular property and this development will be significant for the community.

Due to the potential conflict of interest related to the contributions received, there was a drawing conducted between Councilmember Leon, Councilmember Rebollo, Mayor Pro Tem Baca Del Rio and Mayor Altamirano. Following the drawing, Councilmember Leon and Mayor Pro Tem Baca Del Rio were recused from participating in this item. Mayor Altamirano and Councilmember Rebollo participated in this item in order to maintain quorum by the rule of necessity.

Councilmember Argumedo moved, seconded by Councilmember Rebollo, to adopt Resolution approving the Contingent Agreement to purchase and sell land to Wash-Tel Commerce, LLC and Craig Realty Group Citadel, LLC. The motion carried by the following vote:

Ayes: 3 - Councilmembers Argumedo, Rebollo, and Mayor Altamirano

Recused 2 - Councilmember Leon, and Mayor Pro Tem Baca Del Rio

12. Professional Services Agreement with Animal Pest Management Services, Inc. to Perform Coyote Abatement Services and Adopting the Related Notice of Exemption

Public Safety Manager Tilly provided an overview of the staff report. Manager Tilly spoke about the coyote issues in the community.

Discussion ensued about the danger to the community, and how these attack incidents are detrimental to residents, and dangerous to the community. Councilmember Rebollo commended Animal Control Officers for their great work. Councilmember Argumedo asked that staff conducts more outreach in the community regarding coyote issues.

Councilmember Rebollo moved, seconded by Councilmember Argumedo, to approve Resolution adopting the Notice of Exemption regarding the professional services agreement for Coyote Abatement with Animal Pest Management Services, Inc and approving professional services agreement for coyote abatement in the City of Commerce. The motion carried by the following vote:

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

13. Report on the Assessment of the Veterans Park Community Center and Alternatives for the Civic Center Indoor Sports Facility

Public Works and Development Services Director Babaki provided an overview of the staff report and overview of the different options available in order to replace gym in the Veteran's Park.

Discussion took place regarding the timeliness of the replacement of the gym, but also the need for evaluating carefully all available options and deciding on the best option. Mayor Pro Tem Baca Del Rio recommended to look into sprung facilities and possibly having two in the City of Commerce.

Director Babaki added that there is no contamination in the Veteran's park and all the abatement was completed and tests conducted. Further discussion took place on location for the sprung facility and whether it should be located within the Veteran's park area. According to Director Babaki, in terms of using existing building for sports facility, staff contacted real estate companies and there were no warehouses in those dimensions available that could be converted to the sports facility.

In response to Councilmember Argumedo, Director Babaki stated that Veteran's park facility could be evaluated more closely and cost estimated more detailed and it could go up than estimated as 5 million dollars. Mayor Pro Tem Baca Del Rio voiced concerns that Veteran's Park Gym was built on the landfill, and issues always be there therefore, the Council needs to look into other options.

It was recommended that staff conducts community meeting in the Veteran's park area and get residents input. Director Babaki stated that staff will continue evaluating all options and bring it back to the Council for consideration. No action was taken on this item.

14. Report on the Railroad Sound Wall Feasibility Study Along Ferguson Drive

Public Works and Development Services Director Babaki provided an overview of the staff report. In response to Councilmember Rebollo, Director Babaki stated that the estimate is only provided for the residential portion of the area, and does not include the commercial portion of it.

Discussion ensued. It was noted that there are pros and cons to having a wall. It was a consensus among the City Council to direct staff to conduct a town hall meeting, and bring back to Council for consideration at the later date.

No action was taken on this item.

15. Report on the Comprehensive Assessment of City-Wide Facilities

This item was continued to a later date.

**16. Washington Boulevard and Garfield Avenue Multi-Modal Project
Right-of-Way CEQA Exemption and Environmental Assessment**

Public Works and Development Services Director Babaki provided an overview of the staff report. Discussion ensued about CEQA exemption.

Councilmember Rebollo moved, seconded by Councilmember Leon, to approve Resolution adopting the right-of-way CEQA exemption and environmental assessment for the Washington Boulevard and Garfield Avenue Multi-Modal Project, and authorize staff to proceed with the acquisition of the right-of-way. The motion carried by the following vote:

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

17. Landscaping Improvements near the I-5 Freeway Ramps along Washington Boulevard

Public Works and Development Services Director Babaki provided an overview of the staff report. Mayor Altamirano added that staff is looking into creating an ordinance regarding panhandlers.

Mayor Altamirano recused himself from participating on this item due to the potential conflict of interest. This project is located within 500 feet of his property. Discussion ensued.

Councilmember Leon moved, Councilmember Argumedo seconded, to adopt Resolution approving the addendum to the Washington Boulevard Improvement Program EIR, approving final landscaping plans, and authorizing staff to proceed with contract change order for the Washington boulevard construction project. The motion carried by the following vote:

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

18. Authorizing Cultural Excursion for Commerce High School Class of 2017

Director of Parks and Recreation Lipton provided an overview of the staff report. Discussion took place. Following further discussion, it was a consensus among the City Council to eliminate GPA requirement. In addition, Council requested that the cultural excursion includes Washington and New York.

Councilmember Rebollo moved, seconded by Mayor Pro Tem Baca Del Rio,

to adopt Resolution reimplementing the Cultural Excursion Program for Commerce High School Class of 2017. The motion carried by the following vote:

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

19. Rescheduling of June 6, 2017, Regular City Council Meeting to May 23, 2017

Director of Administrative Services and City Clerk provided a brief overview of the staff report. It was a consensus among the City Council to schedule a Special meeting for May 30, 2017 to discuss public safety, Veteran's park matters and have State of the City address. It was a consensus among the City Council to reschedule regular Council meeting of June 6, 2017 to June 5, 2017 due to the election.

20. Request to Telecast City Council Candidates' Forum

Brief discussion ensued.

Councilmember Rebollo moved, seconded by Mayor Pro Tem Baca Del Rio, to approve the Industrial Council's request to have the City televise a candidates' forum relating to the June 6, 2015, General Municipal election. The motion carried by the following vote:

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

ORDINANCES

21. An Ordinance Adopting the Consolidated Fire Protection District of Los Angeles County Fire Code -Second Reading

Councilmember Leon moved, Mayor Pro Tem Baca Del Rio seconded, to read the ordinance by title only. City Attorney Olivo read the title of the ordinance. The motion carried by the following vote:

AYES: Councilmembers Argumedo, Leon, Rebollo, Mayor Pro Tem Baca Del Rio and Mayor Altamirano.

Councilmember Leon moved, seconded by Mayor Pro Tem Baca Del Rio, to approve the Ordinance adopting the consolidated Fire Protection District of Los Angeles County Fire Code and ratifying the more restrictive building standards contained in the Code, and delegating enforcement of the Fire Code in the City to the Fire Chief; by Amending Section 16.04.010 Of Chapter 16.04 ("Fire Prevention Code") of the Commerce Municipal Code. The motion carried by the following vote:

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

CITY COUNCIL/SUCCESSOR AGENCY REPORTS

Councilmember Argumedo reported that he attended pre-school graduation.

Councilmember Rebollo reported that she attended pre-school graduation. Councilmember Rebollo thanked Veteran's park teachers that adapted and moved their classes to Bristow cause of the situation in Veteran's park. Councilmember Rebollo announced upcoming Immigrant Right Workshop scheduled for May 26, 2017 in the Council Chambers. Councilmember Rebollo asked for Captain to address the crime rate in the City at May 30, 2017 Special City Council meeting.

Councilmember Leon added that there are citizenship classes are offered in the Commerce library. Councilmember Leon warned about mosquito dangers and asked residents to take necessary precautions. Councilmember Leon requested that the letter is sent to Aires neighborhood informing that the I-710 and Caltrans are not going to start acquiring homes from residents and that I-710 is not expanding for a long time.

Mayor Pro Tem Baca Del Rio reported that she attended pre-school graduation, and asked that Ruby Ramos is recognized as well as the other two pre-school teachers were recognized earlier.

Mayor Altamirano reported that he attended pre-school graduation was great. Mayor Altamirano stated that recent break ins into residents cars and thieves were caught. Mayor Altamirano thanked Mayor Pro Tem Baca Del Rio and Councilmember Leon for participating in the teen network program. It was a great event.

ADJOURNMENT

Meeting adjourned at 9:45 p.m. in memory of Sheriff's McDonald mother who passed away, and Jane Baca who was the original creator of the City of Commerce official seal.