



City of Commerce

Meeting Minutes

Tuesday, September 19, 2017 - 5:00 PM

**CONCURRENT ADJOURNED 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

Mayor Rebollo called meeting to order at 5:09 p.m. in the Council Chambers.

CALL TO ORDER

ROLL CALL

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

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 5:10 p.m.

1. Pursuant to Government Code 54957, the City Council will consider personnel matters related to the appointment of Interim City Administrator.
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.

RECONVENE TO OPEN SESSION

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

ORAL CLOSED SESSION ANNOUNCEMENT

Special Legal Counsel Tapia reported on Closed Session items:

Item #1 - The City Council appointed Fernando Mendoza as Interim City Administrator by unanimous vote.

Item #2- Staff made presentation to the City Council and there were no reportable action taken on this item.

6:30 P.M. - CITY COUNCIL MEETING

CALL TO ORDER

Mayor Rebollo called regular meeting to order at 6:32 p.m.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Transportation Director McFerguson led the Pledge of Allegiance

INVOCATION

Mayor Pro Tem Altamirano offered the invocation.

APPEARANCES AND PRESENTATIONS

1. Proclamation Declaring September 24-30, 2017 as Deaf Awareness Week

Council and Mayor issued proclamations to Ryder and Jayden Gonzalez and Mildrid Gutierrez.

PUBLIC COMMENT

Gloria Nezahualcoya spoke about Housing Consultant agreement and recommended using money helping residents instead of paying for consulting services.

City Clerk Shumway read a letter for the record from Lori Miles who asked about an update regarding Sheriff Station.

CONSENT CALENDAR

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

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

2. Approval of Warrant Register Nos.29A, 4A, and 4B
3. Agreement with RNL Design for Professional Architecture and Engineering Services for a Conceptual Design and Feasibility Study
4. Purchase of Bus Stop Signage Production
5. Adopting the Lot Line Adjustment for 6920 and 6948 Bandini Boulevard, Commerce
6. Appointment of Interim City Administrator to Oversight Board, and Commissions

SCHEDULED MATTERS

7. Agreement with Kosmont & Associates, inc. to Conduct Economic Development Activities Related to Recruitment and Outreach at the International Conference of Shopping Centers Western Conference

Public Works and Development Services Director Babaki provided an overview of the staff report. Archy Davenport, Kosmon & Associates, spoke about the potential development and evaluating hotels and retail options for the site.

Councilmember Mendoza stated that there is no supermarket in the community, and lack of night life opportunities that could be looked into. Discussion took place on what kind of hotels are recommended for the area, and Mr. Devenport stated that they are looking into national upper to middle scale hotels. Further discussion took place on potential mixed use for the development. Councilmember Argumedo recommended keeping options open and look at what projects that would be more viable and beneficial for the City. Mr. Devenport stated that Kosmont is evaluating hotel and retail options, but at the same time performing other analysis for the potential uses.

Mayor Pro Tem Altamirano moved, seconded by Councilmember Argumedo, to adopt Resolution approving a professional services agreement authorizing Kosmont & Associates, Inc., to conduct economic development activities related to recruitment and outreach at the International Conference of Shopping Centers Western Conference and deal making event. The motion carried by the following vote:

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

8. Refunding of the 2007 Tax Allocation Bonds

Assistant Finance Director Brooks and Michael Busch, Chief Executive Office of Urban Futures Inc., provided an overview of the staff report.

Councilmember Argumedo moved, seconded by Councilmember Altamirano, to adopt Resolution authorizing the issuance of its refunding bonds; approving a Form of First Supplemental Indenture, a Form of Bond Purchase Agreement, and a Form of Continuing Disclosure Certificate; and making certain determinations relating thereto. The motion carried by the following vote:

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

9. Agreement with MDG Associates Inc. to Provide Professional Consulting Services to Staff the Position of Housing Consultant

This item was continued.

10. Appointments to Special Needs Commission

Administrative Services Director & City Clerk Shumway provided a brief overview of the staff report. By majority vote the following individuals were appointed to Special Needs Commission:

Annie Lozano

Ramona Villa

Susana Cisneros

Mairim Madrigal

Erika Bojorquez

11. Written Report, Pursuant to Government Code Section 65858(d), Regarding the Measures Taken to Alleviate the Condition which Led to the Adoption of Ordinance No. 689 which Imposed an Interim Urgency Ordinance Enacting the Following Measures: (1) a Moratorium on Rent Increases Above the Annual CPI Adjustment (2) Temporary Measures Protecting Residents From Evictions Without Cause.

Special Legal Counsel Tapia provided a brief overview of the staff report.

Mayor Pro Tem Altamirano moved, seconded by Councilmember Argumedo, to approve the Whitten Report describing the measures taken to alleviate the condition which led to the adoption of Ordinance No. 689 which

Imposed an Interim Urgency Ordinance Enacting the Following Measures: (1) a Moratorium on Rent Increases Above the Annual CPI Adjustment (2) Temporary Measures Protecting Residents From Evictions Without Cause. The motion carried by the following vote:

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

CITY COUNCIL/SUCCESSOR AGENCY REPORTS

Councilmember Soria reported that he attended grandparents luncheon.

Councilmember Mendoza asked residents to take precautions as it relates to mosquitoes issues. Councilmember Mendoza reported that he attended Neighborhood Watch meeting and participated in the protest march opposing DTSC.

Councilmember Argumedo reported that he attended Contract Cities Board meeting, Neighborhood Watch meeting regarding traffic calming measures, Public Safety Luncheon and Fiestas Patrias.

Mayor Pro Tem Altamirano requested an agenda item regarding update for Sheriff's substation and taking possible action on this item. meeting with Tom from Lea Associates to have discussion regarding property on Jillson for Transportation department.

Mayor Oralio reported that she attended Fiestas Patrias, College Fair and Public Safety Luncheon. Mayor Rebollo announced upcoming events and Crush Volleyball try-outs.

ADJOURNMENT

Meeting adjourned at 7:41 p.m. in memory of Sergio Rivera, uncle of Mayor Rebollo.