



City of Commerce

Meeting Minutes

Tuesday, April 3, 2018 - 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

CALL TO ORDER

Mayor Rebollo called meeting to order at 5:00 p.m. in the Council Chambers.

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 recessed to Closed Session at 5:04 p.m.

1. Pursuant to Government Code §54956.8, the Successor Agency will confer with its real property negotiator, Edgar Cisneros, with respect to real estate negotiations concerning proposed price and other terms relating to:

A. California Commerce Club Inc. and Craig Realty corporation concerning proposed price and other terms relating thereto, comprised of the former Commerce Community Development Commission-owned real property located 6233-6041 Telegraph Road and 6030-6055 Washington Boulevard, Commerce, California.

B. The property located at 5476 Jillson St (6335-019-023), 5530 Jillson St (6335-019-042), 2500 S Eastern Ave (6335-024-046), 6335-024-038, 6335-024-039, 6335-024-048, 6335-024-042, 6335-024-043, 6335-024-044, 6335-024-045, 5600 Jillson St (6335-023-049), 6335-023-053, 6335-023-054, 5611 E Washington (6335-023-048), 5571 E Washington (6335-024-056).

2. Pursuant to Government Code 54957, the City Council will consider personnel matters related to the recruitment of a Human Resources Director and Director of Economic Development and Sustainability.
3. Pursuant to Government Code §54957.6 the City Council will confer with its labor negotiator, Edgar Cisneros, with respect to labor negotiations pertaining to:
 - A. The Memoranda of Understanding between the City and the City of Commerce Employees Association on behalf of the part -time employees.
 - B. The Memoranda of Understanding between the City and the City of Commerce Employees Association on behalf of the mid-management and non-management full-time employees.
 - C. Compensation and benefits for the unrepresented full-time executive management employees.
4. Pursuant to Government Code Section 54957, the City Council will consider personnel matters related to public employee discipline/ dismissal/release - Three (3) cases.

RECONVENE TO OPEN SESSION

City Council/Successor Agency reconvened to Open Session at 6:36 p.m.

ORAL CLOSED SESSION ANNOUNCEMENT

Assistant City Attorney Copado reported on Closed Session items:

Item #1A - Councilmember Soria recused himself from participating on this item. Staff made presentation to the Successor Agency. The motion carried by the following vote:

AYES: Mayor Pro Tem Altamirano, and Mayor Rebollo

NAYS: Councilmembers Argumedo and Mendoza

RECUSED: Councilmember Soria

Item #1.B. - Staff made presentation and the Successor Agency provided further direction to staff.

Item #2 -Ela Pappo was appointed as Human Resources Director with the start date of April 9, 2018. City Council received presentation from staff on recruitment of Director of Economic Development and Sustainability, and provided further direction to staff.

Item #3 - City Council provided further direction to staff. No final action was taken on this item.

Item #4- City Council provided further direction to staff. No final action was taken on this item.

6:00 P.M. - CITY COUNCIL MEETING

CALL TO ORDER

Mayor Rebollo called meeting to order at 6:38 p.m

ROLL CALL

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

PLEDGE OF ALLEGIANCE

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

INVOCATION

Mayor Pro Tem Altamirano offered the invocation.

APPEARANCES AND PRESENTATIONS

1. A Proclamation Declaring the Month of April 2018 as Limb Loss Awareness Month, and Presentation of Certificate to Ryder Gonzalez

Mayor Rebollo and Councilmembers proclaimed the Month of April as Limb Awareness Month and presented a Certificate to Ryder Gonzalez.

2. A Proclamation Designating the Month of April 2018 as Autism Awareness Month, and Presentation of Certificates to Andres Madrigal and Daniel Bojorquez

Mayor Rebollo and Councilmembers proclaimed Month of April as Autism Awareness Month and Presented Certificate to Andres Madrigal and Daniel Bojorquez.

PUBLIC COMMENT

Angela Galindo thanked Council for items provided.

Gloria Nezahuacoyotl inquired about letters submitted for Public Comment,

expressed concern regarding the cameras throughout Camp Commerce and the empty lot adjacent to the Camp.

Nadalie Ibarra spoke by promoting National Campaign for financial literacy.

CONSENT CALENDAR

Mayor Rebollo stated that item #10 is continued to next City Council meeting. Mayor Rebollo requested to pull items #13 and #15 for discussion.

Item #13 - Councilmember Mendoza asked whether these improvements resulted in better situation as it relates to speed racing. Discussion took place.

Councilmember Soria moved, seconded by Councilmember Argumedo, to accept the completion of the Malt Avenue Street Racing Mitigation Improvement Project. The motion carried by the following vote:

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

Item #15 - Mayor Rebollo requested that this item is tabled to a later date and staff provides analysis of the costs of performing this duty in-house versus contracting out.

Councilmember Argumedo moved, seconded by Councilmember Soria, to approve the Consent Calendar minus items #10, #13 and #15. The motion carried by the following vote:

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

- 3. Approval of Warrant Register Nos. 17A and 17B**
- 4. A Proclamation Declaring April 2018 as "Sexual Assault Awareness Month" and April 25, 2018 as "Denim Day"**
- 5. A Proclamation Declaring April 19, 2018 as Student Government Day.**
- 6. A Proclamation Declaring April 8-14, 2018 as National Library Week**
- 7. A Proclamation Declaring April 2018 as "Child Abuse Prevention Month"**

8. Opposition of Senate Bill 827 (WIENER) - Planning and Zoning: Transit Rich Housing Bonus
9. Support of the Veterans and Affordable Housing Bond Act to Infuse Funding to Support Important Affordable Housing Projects And Spur Housing Construction Statewide
10. Adoption of Travel Policy
11. Declare Vehicles as Surplus, and Authorize Purchasing to Sell the Surplus Vehicles Via Public Auction on the City's Website
12. Red Curb Marking Request along 2412 Cowlin Avenue and Removal at 1510 Gerhart Street
13. Accepting the Completion of the Malt Avenue Street Racing Mitigation Improvement Project
14. Extension of the Agreement with Remix Software Incorporated for the Purchase of a Transit Planning Software System
15. First Amendment to the Agreement with Urban Graffiti Enterprises, Inc. for Bus Stop and Shelter Maintenance Services
16. Request for Proposals for Architectural and Engineering Services for the Design of Transportation Service Center Administration Building Expansion Project
17. Bid Results for the Senior Center/Library Plaza Improvement Project
18. Resolution Directing the City Administrator to Execute Professional Service Agreements for On-Call Real Estate Services

SCHEDULED MATTERS

19. First Amendment to the Contingent Agreement to Purchase and Sell Real Estate to Wash-Tel Commerce, LLC and Craig Realty Group Citadel, LLC

This item was continued to a later date.

20. Contingent Agreement to Purchase and Sale and Joint Escrow Instructions Between the City of Commerce and the Successor Agency to the Commerce Community Development Commission, for Land in the City of

Commerce, California

This item was continued to a later date.

21. Contingent Agreement to Purchase and Sale and Joint Escrow Instructions Between the Successor Agency and the City of Commerce, for Land in the City of Commerce, California

This item was continued to a later date.

22. Senior Rent Subsidy Program Reactivation

Mayor Rebollo stated that the Council received complaints and heard the issues that seniors have to deal with, and looked for the way to assist seniors. Mayor Rebollo recommended to increase subsidy to \$250. Discussion took place regarding the guidelines and City Administrator Cisneros stated that the guidelines were modified from the previous program that was in place. Further discussion ensued. City Administrator recommended based on the discussion to allocate additional \$5,000 to help out those applicants that do not qualify but on emergency basis and develop guidelines for those types of cases.

Mayor Rebollo moved, seconded by Mayor Pro Tem Altamirano, to direct staff to initiate the Senior Rent Subsidy Program and move subsidy to the amount of \$250, direct staff to update all necessary program policies and procedures and allocate additional \$5,000 for emergency cases/one time based. The motion carried by the following vote:

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

23. Agreement with California Water Service Company for Lease of Real Property for the Commerce Water System to Provide Operations and Maintenance Services and Capital Improvement Program Implementation

Councilmember Argumedo recused himself from participating on this item due to the potential conflict and left the Council Chambers. Deputy Director of Public Works Operations Nila provided an overview of the staff report. Discussion ensued.

Mayor Rebollo moved, seconded by Councilmember Mendoza, to adopt Resolution awarding an Agreement to California Water Service Company for Lease of Real Property for the Commerce Water System to provide operations and maintenance services and Capital Improvement Program implementation. The motion carried by the following vote:

Ayes: 4 - Councilmember Mendoza, Councilmember Soria, Mayor Pro Tem Altamirano, and Mayor Rebollo

Recused: - Councilmember Argumedo

24. Request for Proposals for Architectural and Engineering Services for the Renovation of Veterans Memorial Park Building

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

Mayor Rebollo recommended that staff from Veterans Park is included in the ad hoc Committee as they could provide valuable input. Councilmember Mendoza recommended that staff explores option for new clean energy possibilities for the building and make it environmentally friendly and modern looking.

Councilmember Soria moved, seconded by Councilmember Argumedo, to authorize staff to issue a Request for Proposals (RFP) for Architectural and Engineering Services for the renovation of Veterans Memorial Park Building. The motion carried by the following vote:

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

25. Revisions to the Personnel Classification and Compensation Plan - Director of Economic Development and Sustainability and Economic Development Coordinator

City Administrator Cisneros provided an overview of the staff report.

Mayor Pro Tem Altamirano moved, seconded by Councilmember Soria, to adopt Resolution amending the Classification and Compensation Plan by creating new classification specifications for the Director of Economic Development and Sustainability and Economic Development Coordinator. The motion carried by the following vote:

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

ORDINANCES

26. Ordinance Implementing an Administrative Fines and Citations Program, and Amending General Penalty Provisions

Assistant City Attorney Copado provided an overview of the staff report.

Councilmember Soria moved, seconded by Mayor Pro Tem Altamirano, to introduce for first reading, read by title only, and waive further reading of Ordinance entitled "An Ordinance of the City Council of the City of Commerce amending Chapter 1.12 ("Penalty and Arrest Provisions") of

Title 1 ("General Provisions") by amending Sections 1.12.010 and 1.12.011 concerning penalty for violations provisions, and adding a new Section 1.12.140 ("Administrative Citations"); adding a new Chapter 1.13 ("Administrative Fines and Citations") to Title 1 ("General Provisions"). 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 Argumedo reported that he attended Easter celebration, award banquet at Veteran's park.

Mayor Pro Tem Altamirano reported that he attended Ester celebration

Councilmember Mendoza reported that he attended Meet and Greet with the Queen and the Court, had meeting with Jayton, and attended award ceremony at Bristow park.

Councilmember Soria reported that he attended Easter celebration. Councilmember Soria wished his grandmother a Happy Birthday!

Mayor Rebollo reported that she attended most of the events as already reported. Mayor Rebollo asked that residents reach out to staff or the City Council to highlight and recognize their Super Heroes of special needs or with concerns and attend Special Needs Commission.

ADJOURNMENT

Adjourned to closed session at 7:27 pm. Following the announcement of the Closed Session, the meeting was adjourned at 8:15 pm.