



# City of Commerce

## Meeting Minutes

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Monday, August 6, 2018 - 5:00 PM

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**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 Argumedo called meeting to order at 5:02 p.m. in the Council Chambers.*

**ROLL CALL**

**Present:** 5 - Mayor Argumedo  
Councilmember Mendoza  
Mayor Pro Tem Soria  
Councilmember Altamirano  
Councilmember 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 5:03 p.m.*

1. 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.

2. 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 the properties located at:

**A.** 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) and 5555 E. Washington, Commerce, CA 90040

B. With 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

## ORAL CLOSED SESSION ANNOUNCEMENT

*Assistant City Attorney Copado reported on Closed Session items:*

*Item #2.A - Staff briefed the Successor Agency; direction was provided to staff. No final action was taken on this item.*

*Item #2.B- Staff briefed the Successor Agency. No final action was taken on this item.*

*Item #1 - Staff provided status update, and the City Council provided direction to staff.*

## **6:00 P.M. - CITY COUNCIL MEETING**

## CALL TO ORDER

*Mayor Argumedo called meeting to order at 6:32 p.m.*

## ROLL CALL

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

## PLEDGE OF ALLEGIANCE

*Transportation Director McFerguson led the Pledge of Allegiance.*

## INVOCATION

*Councilmember Rebollo offered the invocation.*

## APPEARANCES AND PRESENTATIONS

1. Commendation Honoring Ana Maria Carrillo on the Occasion of her 92nd Birthday and for her Many Years of Community Involvement

Mayor and Councilmembers honored Ana Maria Carrillo on her occasion of her 92nd birthday.

## **PUBLIC COMMENT**

Temaso Medrano asked that Council considers allowing to construct on the property. The property is 700 square feet and the lot is about 5,000 square feet. Her application to build another domicile on the property was denied due to zoning requirements.

Erika Bojorguez spoke about the comments made by Councilmember Mendoza that are offensive to people with special needs.

## **CONSENT CALENDAR**

Assistant City Attorney Copado stated that there was a typographical error to subject matter on item #7 and the title should read " Agreement of Purchase and Sale between the City of Commerce and East Side Development."

Mayor Pro Tem Soria requested to pull item #10, Councilmember Rebollo requested to pull item #13.

Item #10- Sandy Gonzales opposed proposed plan for loading and unloading zone at Bandini Elementary School. Ms. Gonzales submitted a petition opposing loading and unloading zone near Bandini Elementary. Flora Amrizcurrana, Miguel Fernandez, Oskie Mignon, Miguel Fernandez, and Henry Gomespoke in opposition of the proposed Bandini Elementary drop off/loading zone.

Benedette Kennedy, Principle of Bandini Elementary, spoke in support of the loading and drop off zone at Bandini Elementary School as proposed by staff. This plan was developed as a collaborative effort between the school officials, staff and included meetings with parents. Ms. Kennedy spoke about safety of the children.

Public Works and Development Services Director Babaki provided an overview of the staff report. Discussion took place regarding the limitations of the space and impacts for the residents by reducing available parking. Following the discussion, there was a recommendation made to look into utilizing alley for unloading zone and possibly cutting into the school parking lot. Following discussion, it was a consensus among the City Council to direct staff to work with school representatives, and residents in order to review all options and come up with a

*different and best solution that would satisfy all parties involved.*

**Councilmember Mendoza moved, seconded by Mayor Pro Tem Soria, to approve Consent Calendar minus item #10 and #13. The motion carried by the following vote:**

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

2. Approval of Warrant Register Nos. 3A, 3 B and 26A
3. Approval of Minutes
4. Proclamation Declaring August 7, 2018 as National Night Out 2018
5. Update on Recovered Costs from the Public Works and Development Services Department for FY 2017-2018
6. State of Good Repair Funding Allocation for Fiscal Year 2018-2019
7. Agreement of Purchase and Sale and Escrow Instructions between the Successor Agency to the Commerce Community Development Commission and the City of Commerce, for Land in the City of Commerce, California
8. Authorizing the Destruction of Certain Records
9. Authorize Transpo Group to Conduct Mix Master Intersection Traffic Operations Improvement Analysis
10. Bandini Elementary School Parking and Traffic Control Implementation Plan
11. On-Call Professional Services Agreements for Marketing and Public Relations
12. Authorize Blue Icon Communications to Conduct Public Relations Outreach Services Related to Proposed Cannabis Policies and Regulations
13. Reestablishment of City Resident and Industrial Resident Excursion

*Mayor Pro Tem Soria moved, seconded by Councilmember Rebollo, to approve item #13. The motion carried by the following vote:*

*AYES: Councilmembers Altamirano, Mendoza, Rebollo, Mayor Pro Tem Soria and Mayor Argumedo.*

### **SCHEDULED MATTERS**

**14. Appeal of Denied Request for Disabled Blue Curb Parking at 5816 Jillson Street**

*Andrew Diaz and Roberta Delacruz requested consideration of the appeal of allowing blue curb at the residence due to the disability of the applicant. There was a blue curb already when the property was purchased.*

*Public Works and Development Services Director Babaki provided an overview of the staff report. Councilmember Rebollo recommended to grant the blue curb. Discussion took place. Director Babaki stated that the decision was based on the existing policy and the discretion is left for the Council to decide whether grant blue curb or not based on case by case situation.*

*Following discussion it was a consensus among the City Council to direct staff to bring back the blue curb policy for discussion and re-evaluation.*

**Councilmember Rebollo moved, seconded by Mayor Pro Tem Soria, to reject staff's recommendation and grant blue curb appeal to applicant for the residence located at 5816 Jillson Street. The motion carried by the following vote:**

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

**15. First Amendment to the Contingent Agreement with Wash-Tel Commerce and Craig Realty Group**

*Finance Director Domic provided an overview of the staff report.*

**Councilmember Rebollo moved, seconded by Mayor Pro Tem Soria, to adopt Resolution approving the First Amendment Agreement to Purchase and Sell Real Estate to Wash-Tel Commerce, LLC and Craig Realty Group Citadel, LLC. The motion carried by the following vote:**

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

**16. Provide Direction for the Development of the 1.8-Acre Portion of the Property Located off of Washington Blvd and Telegraph Road**

*Public Works and Development Services Director Babaki provided an overview of*

*the staff report and stated that there are two options for starting the construction for the City Public Safety Facility - authorize \$150,000 towards preliminary architectural and site plan studies before issuing RFP by utilizing short on-call list of architects or issue a RFP for the architectural and engineering for the development of this site. First option would take about three weeks while the second option could take up to three months.*

**Councilmember Rebollo moved, seconded by Mayor Pro Tem Soria, to authorize allocation of \$150,000 towards preliminary architectural and site plan studies utilizing on-call architects list for the development of the 1.8-acre portion of the property located off of Washington Blvd. and Telegraph road APN 6336-010-908. The motion carried by the following vote:**

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

**17. Notice of Contract Termination for Building and Safety and Public Works Inspection Services with Los Angeles County, and Approval of Contract with Transtech Engineers for Building and Safety Services**

*Mayor Pro Tem Soria recused himself on participating on item #17 due to potential conflict. Public Works and Development Services Director Babaki provided an overview of the staff report.*

**Councilmember Altamirano moved, seconded by Councilmember Rebollo, to adopt Resolution authorizing staff to issues a 30-day notice of contract termination for building and safety and public works inspection services to Los Angeles County, and authorize staff to award a contract to Transtech Engineers for building and safety and public works inspection services effective at the expiration f the 30-day notice period. The motion carried by the following vote:**

**Ayes:** 4 - Mayor Argumedo, Councilmember Mendoza, Councilmember Altamirano, and Councilmember Rebollo

**Abstain:**1 - Mayor Pro Tem Soria

**18. Committee and Commission Appointments**

*There were no appointments made.*

## **ORDINANCES**

**19. An Ordinance Amending Chapter 2.10 Limitations on Campaign Contributions in City Elections - First Reading**

*Carl Baker, Connie Arteaga, and Richard Hernandez spoke in opposition of raising*

*campaign contributions limits.*

*City Administrator Cisneros provided an overview of the staff report. Discussion took place. Councilmember Mendoza opposed increase in contribution limits. Councilmember Rebollo spoke about transparency and asked that staff looks into posting Form 460 on the City's website. Further discussion took place.*

**Councilmember Rebollo moved, seconded by Councilmember Altamirano, to approve the Ordinance for first reading amending Chapter 2.10 (Limitations on Campaign Contributions in City elections) of the Commerce Municipal Code and read by title only. The motion carried by the following vote:**

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

**Nayes:** 1 - Councilmember Mendoza

#### **CITY COUNCIL/SUCCESSOR AGENCY REPORTS**

*Councilmember Rebollo congratulated all scholarship recipients. Councilmember Rebollo requested future agenda item for Spanish translation provided at the City Council meetings.*

*Councilmember Mendoza reported that he attended awards ceremony for Crush Volleyball at Steven's Steakhouse. Councilmember Mendoza spoke about Boy Scouts organization and his involvement.*

*Mayor Pro Tem Soria congratulated Daisy Rivera, scholarship recipient, who is also going to be attending UC Riverside. Mayor Pro Tem Soria invited residents to participate in National Night Out.*

*Mayor Argumedo thanked Commerce Casino for the generous donation for scholarship program. Mayor Argumedo reported that he attended luncheon in downtown LA related to future of gaming in the region.*

#### **ADJOURNMENT**

*Meeting adjourned at 8:59 p.m. in memory of Theodora Peraza, aunt of Commissioner Johncito Peraza.*