City of Commerce

Meeting Minutes

Tuesday, October 16, 2018 - 4:00 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

4:00 P.M. - SPECIAL CITY COUNCIL MEETING

CALL TO ORDER

Mayor Argumedo called Special City Council meeting to order at 4:09 p.m. in the Council Chambers.

ROLL CALL

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

PUBLIC COMMENT

There were no individuals wishing to address the City Council on any items within their jurisdiction.

1. Presentation by Willdan Financial Services on the Feasibility Studies Regarding Development Impact Fee Study and the User Fee Study

Discussion took place about the impact fees for residential and multi use units and whether the impact fees would hinder the development in the City. In response to Mayor Argumedo question regarding the pavement cost, and how to recover those cost, it was stated that the impact fees only one time use, and could not be used as reoccurring costs.

It was stated that about 75% of cities in California have fees in place, and some examples are City of Murrieta, City of Temecula, City of Freemont, City of Oakland, and City of Berkley.

There was a presentation provided regarding user fees, and those proposed fees are comparable with the surrounding cities. Staff also separated residential; and non-residential fees. According to Direcotr of Public Works and Development

Services Babaki, this presentation is more intended to provide more information, and see what level the City Council would like to implement fees.

Gloria Nezahualcoya stated that implementing fees could make it too expensive for the residents.
City Administrator Cisneros stated that this is receive and file. This item will be brought back at a later time.

Councilmember Altamirano moved, seconded by Mayor Pro Tem Soria, to receive and file a presentation from Willdan Financial Services on the Development Impact Fee Study and the User Fee Study. The motion carried by the following vote:

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

RECESS TO CLOSED SESSION

The City Council recessed to closed session at 5:00 p.m.

1. Conference with Legal Counsel Pursuant to Government Code Sections 54956.9(d)(2) and 54956.9(e)(1) Regarding Anticipated/Potential Litigation - Two (2) Matters

2. 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.

RECONVENE TO OPEN SESSION

The City Council reconvened to Open Session at 6:00 p.m.

ORAL CLOSED SESSION ANNOUNCEMENT

Assistant City Attorney Copado reported on Closed Session items #1 and #2. Staff provided an update and the City Council provided direction to staff on both items. No final action was taken on the items.

6:00 P.M. - CITY COUNCIL MEETING

CALL TO ORDER

Mayor Argumedo called Regular meeting to order at 6:01 p.m.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Library Director Sarmiento led the Pledge of Allegiance.

Councilmember INVOCATION

Councilmember Rebollo offered the invocation

APPEARANCES AND PRESENTATIONS

1. Certificates of Recognition Commending Everardo Escobar Jr., Emanuel Escobar, and Emiliano Escobar for Representing the City of Commerce in the California All- Stars 2018 International Championship Cup

Mayor and City Council commended Everardo Escobar Jr., Emanuel Escobar, and Emiliano Escobar for representing the City in the California All-Stars 2018 International Championship Cup.

2. Recognition of Students for their Participation in the Utility Box Art Beautification Program

Mayor and the City Council recognized students whose art was selected for the Utility Box Art Beautification Program.

Presentation by Club 21, Learning and Resource Center for Individuals with Down Syndrome, Regarding Service Provided and Upcoming Events

Presentation was made by Club 21.

4. Proclamation Designating the Month of October 2018 as Public Safety Recognition Month and Honoring Sheriff Jim McDonnell for his Dedicated Service to the City of Commerce

Mayor and Councilmembers recognized Jim McDonnell for his dedicated service to the City of Commerce.
Jim McDonnell spoke on the crime and matters in the Sheriff's Department.

Assemblywoman Cristina Garcia spoke about Clean Air bill.

PUBLIC COMMENT

Bob Archuleta, Candidate for Senate, spoke about upcoming election and wanted to meet with all local leaders regarding the issues in the area.

Richard Hernandez stated that there was another meeting scheduled in Senior Center and asked that important meetings are not scheduled at the same time.

CONSENT CALENDAR

Councilmember Rebollo moved, seconded by Mayor Pro Tem Soria, to approve the Consent Calendar. The motion carried by the following vote:

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

5. Approval of Minutes

6. Approval of Warrant Register Nos. 8A and 8B

7. Agreement with Lead Tech Environmental for Asbestos and Lead-Based Paint Consulting Services in conjunction with the Home Preservation Grant Program

8. Approve Temporary Street Closures for the City of Commerce 2018 “Trick or Trot” 5K Run

9. Amendment to Extend Residential Refuse and Recycling Agreement Term with Calmet Services Inc

10. Authorizing Blodgett Baylosis Environmental Planning to Conduct an Environmental Analysis for a Proposed Project at 6800 East Washington Boulevard

11. Approval of Red Curb Installation Requests at Various Locations in the City of Commerce

12. Authorizing Gibson Transportation Consulting, Inc. to Conduct Additional Traffic Analysis and Related Studies Associated with Proposed Improvements along the Telegraph Corridor

13. Assignment of Contingent Agreements to Purchase and Sell 10.62 Acres on Telegraph Avenue

14. Assignment of Contingent Agreements to Purchase and Sell 25.29 Acres on Telegraph Avenue

15. Award of Architectural and Engineering Services Contract to IDS Group for the Design and Production of Construction Documents for the Renovation of Veterans Park Building

16. Amendment to Chain of Command Policy

PUBLIC HEARING

17. Authorize the Substantial Amendment to the 44th Year of Community Development Block Grant (CDBG) Funds for Fiscal Year 2018/2019

Ester Luis, City's Housing consultant, provided a brief overview of the staff report. In response to Councilmember Rebollo's question, Ms. Luis stated that the ADA improvements have been already completed using other funds.

Mayor Argumedo opened Public Hearing. There were no individuals wishing to speak. Mayor Argumedo closed Public Hearing.

Councilmember Mendoza moved, seconded by Councilmember Rebollo, to adopt Resolution authorizing the substantial amendment to the 44th year of Community Development Block Grant (CDBG) funds for Fiscal Year 2018/2019. The motion carried by the following vote:

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

18. Ordinance Establishing Commerce Community Choice Aggregation and Approving Implementation Plan and Statement of Intent -First Reading

Director of Economic Development and Sustainability Bobadilla provided an overview of the staff report.
..... provided power point presentation. According to ....., the City is responsible for buying the energy and billing and maintenance. Energy cost would become cheaper for residents and it would generate revenues for the City.

Councilmember Rebollo moved, seconded by Mayor Pro Tem Soria, to read the Ordinance by title only, and introduce for first reading an Ordinance establishing Commerce Community Choice Aggregation and Approving Implementation Plan and Statement of Intent. Administrative Services Director and City Clerk Shumway read the title of the ordinance. The motion carried by the following vote:

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

SCHEDULED MATTERS

19. Discussion of the Impacts of California High Speed Rail Project in the City of Commerce, Visioning and Recommendations for Mitigation Impacts and Benefit Enhancement

Public Works and Development Services Director Babaki provided an overview of the staff report. Director Babaki stated because of the tremendous effect on the City of Commerce imposed by this project, Metro needs to consider providing certain substantial benefits in return.

Yvette Karen, Engineer and Executive Director for JPIA, provided a presentation for recommended improvements for the High Speed Rail.

Discussion took place about potential loss of revenue, and possible solution in order to mitigate effects on the residents and the community. Further discussion took place about 64 parcels being affected and that the City as the most affected City should get attention and some feasible solutions.

Councilmember Mendoza moved, seconded by Mayor Pro Tem Soria, to authorize staff to engage with the California High Speed Rail Authority to advance the recommendations: (1) Relocate Metrolink Station over I-5 Freeway; (2) Provide Active Transportation and Vehicular Connectivity; (3) Provide a Buffer area; (4) Provide a First-Last Mile connection to the Citadel; and (5) Request that CHSRA delay the release of the draft EIR. The motion carried by the following vote:

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

20. Proposed Fees for the Use of Electric Vehicle Charging Stations Located Adjacent to City Hall

Transportation Director McFerguson provided an overview of the staff report. Discussion took place whether to provide charging stations for free for the residents and non-residents paying a fee, and how resident use would be differentiated from non-resident. Director McFerguson stated that the more layers they add it is harder to manage. Mayor Argumedo recommended adding other locations within the City, and more options/locations available for charging electric vehicle within the City .

Councilmember Altamirano moved, seconded by Mayor Pro Tem Soria, to adopt Resolution approving the following fees: a free-of charge for the first two hours, and $2.00 per hour thereafter for public use of the new Electric Vehicle charging stations located adjacent to City Hall. The motion carried by the following vote:

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

21. Commerce Water Polo 14u Team Sponsorship Request

Parks and Recreation Department Director Lipton provided an overview of the staff report. Discussion took place.

Councilmember Rebollo moved, seconded by Mayor Pro Tem Soria, to approve sponsorship from City Council for the Commerce Boys & Girls 14u Water Polo Teams to attend the 2018 USA Water Polo Age Group Championships Cup November 2-4, 2018 in Bloomington, Indiana in the amount of $9,410. The motion carried by the following vote:

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

22. Rescheduling of November 6, 2018, Regular City Council Meeting

Councilmember Rebollo moved, seconded by Mayor Pro Tem Soria, to reschedule Tuesday, November 6, 2018, Regular City Council meeting to November 13, 2018, due to General Election. The motion carried by the following vote:

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

23. Discussion and Consideration of Human-I-T Partnership Request

Mr. Gabriel Middleton, Human IT, provided an overview of the staff report.
Discussion took place about benefits this program would bring for the residents. In response to Mayor Argumedo's question of how the program wouldl be managed and monitored, City Administrator Cisneros responded that Human IT would coordinate with the City's Information Technology division, develop a measuring tool, and monitor how many people going through the program. Councilmember Rebollo recommended utilizing social services data to be able to identify families that are good candidates for participation in this program.

Marc Adams spoke in support of the program, and also recommended that by-weekly computer training is offered in Senior Center and promote in schools.

Councilmember Rebollo moved, seconded by Mayor Pro Tem Soria, to allocate 100k for Human-I-T's request to partner on a worthwhile digital inclusion initiative and workforce training program that empowers underserved populations in the digital age. The motion carried by the following vote:

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

CITY COUNCIL/SUCCESSOR AGENCY REPORTS

Councilmember Altamirano spoke about potential loss in revenue from Casino and how it would affect the City of Commerce.

Councilmember Rebollo invited community to participate in Club 21 Walk scheduled for October 20, 2018 and asked anyone interested to donate for Team Jack. Councilmember Rebollo stated that she had a recent conference call with DTSC, and a lot of homes (about 63 homes) in Commerce getting cleaned up. However, there is no funding still available for tier 2 group. Councilmember Rebollo reported that she attended COG meeting.

Councilmember Mendoza reported that he attended Vector Control meeting.

Mayor Pro Tem Soria congratulated Unplugged participants for their recent performance.

Mayor Argumedo reported that he attended Unplugged Performance, went to Sacramento with Councilmember Altamirano to voice concerns about the importance of the gaming issues and how it relates to the City. The proposed changes to gaming could result in 16 million revenue loss for the City, which would drastically effect City programs.

ADJOURNMENT

Mayor Argumedo wished Commissioner Peraza a Happy Birthday. Meeting adjourned at 9:55pm in memory of Ernesto Torres.