



# City of Commerce

## Meeting Minutes

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Monday, August 5, 2019 - 5:00 PM

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**CONCURRENT JOINT 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 Soria called meeting to order at 5:10 p.m. in the Council Chambers.*

**ROLL CALL**

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

**PUBLIC COMMENT ON CLOSED SESSION ITEMS**

*Kevin Larsen, Representing Employee Association, spoke regarding Union contract.*

**RECESS TO CLOSED SESSION**

*City Council/Successor Agency recessed to Closed Session at 5:14 p.m.*

1. Pursuant to Government Code §54957.6 the City Council will confer with its labor negotiator, Edgar P. 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.
2. Pursuant to Government Code §54956.8, the City Council will confer with its real property

negotiator, Edgar Cisneros, with respect to real estate negotiations with:

A. 5550 Harbor St., Commerce, CA 90040 (6335-025-009), 2300 S. Eastern Ave. (6335-025-010)

B. 5625 Jillson St., Commerce, CA 90040 (6335-025-905)

C. 5555 Jillson St., Commerce, CA Property (APN 6335-025-906)

D. Property located at 6364 Zindell Street, Commerce CA (APN 6357-015-900 and 6357-019-304)

E. 5476 Jillson St. (APN 6335-019-023), 5530 Jillson St. (APN 6335-019-042), 2500 S Eastern Ave. (APN 6335-024-046), (APN 6335-024-03), (APN 6335-024-039), (APN 6335-024-048), (APN 6335-024-04), (APN 6335-024-043), (APN 6335-024-044), (APN 6335-024-045), 5600 Jillson St. (APN 6335-023-049), (APN 6335-023-0), (APN 6335-023-054), 5611 E Washington Blvd. (APN 6335-023-048), 5571 E Washington Blvd. (APN 6335-024-056), 5555 E. Washington, Commerce, CA 90040 (APN 6335024057).

F. 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.

3. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code Section 54956.9(d)(1). One (1) case: *County Sanitation District No. 2 of Los Angeles County v Commerce Refuse-To-Energy Authority (respondent and defendant), and the City of Commerce (real party in Interest), et al.* - Superior Court of the State of California, County of Los Angeles, Case No. 19STCP02428.
4. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code Section 54956.9(d)(1). One (1) case: *East Yard Communities for Environmental Justice v the City of Commerce, et al.* - Superior Court of the State of California, County of Los Angeles, Case No. 19STCP03166.
5. Conference with Legal Counsel Pursuant to Government Code Sections 54956.9(d)(2) and 54956.9(e)(3) Regarding Anticipated/Potential Litigation - Two (2) Matters
6. CONFERENCE WITH REAL PROPERTY NEGOTIATOR, pursuant to Government Code Section 54956.8:  
Property: The former Commerce Community Development Commission-owned real property located at 5819 Telegraph Road, 5823 Telegraph Road and 2355 Travers Avenue, Commerce, California.  
Property Owner: Successor Agency to the Commerce Community Development Commission  
Negotiating party: Edgar P. Cisneros & Justman Packaging and Display

Under negotiation: Lease Agreement

7. Pursuant to Government Code 54957, the City Council will consider personnel matters related to the recruitment of a Public Safety and Community Services Director, Economic Development and Sustainability Director and Assistant City Manager.

## **RECONVENE TO OPEN SESSION**

*City Council/Successor Agency reconvened to Open Session at 6:13 p.m.*

## **ORAL CLOSED SESSION ANNOUNCEMENT**

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

*Item #1 A and B- staff provided an update and the City Council provided further direction to staff by a consensus vote. No final action was taken on this item.*

*Item #1.C - City Manager Cisneros provided an update and the City Council provided further direction. No final action was taken on this item.*

*Items #2 - was addressed after the regular city council meeting. Only item #2.D and 2.F were discussed. Staff provided briefing and no reportable action was taken on these two items.*

*Item #3- staff provided an update, and further direction was provided to staff by a consensus vote. No final action was taken on this item.*

*Item #4- staff provided an update, and the City Council provided further direction to City Attorney's office. The vote was (AYES - 4, and Abstained -1).*

*Item #5- update was provided by staff, and further direction was provided to staff. No final action taken on this item.*

*item #6- update was provided by staff, and no reportable action was taken on this item.*

*item #7 - This item was addressed after the regular City Council meeting. Staff provided an update to the City Council and the City Council provided direction to staff by a consensus vote. No final action was taken on this item.*

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

## **CALL TO ORDER**

*Mayor Soria called meeting to order at 6:15 p.m.*

## **ROLL CALL**

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

## **PLEDGE OF ALLEGIANCE**

*Finance Director Domic led the Pledge of Allegiance.*

## **INVOCATION**

*Councilmember Argumedo offered the invocation.*

## **PRESENTATIONS**

1. Certificate of Recognition Congratulating Commerce Crush Volleyball 12-and-Under Team for Taking Home the Championship, Commerce Crush Volleyball 13-and-Under Team for Placing 5th out of 59 Teams, and Commerce Crush Volleyball 14-and-Under Team for Placing 3rd out of 104 Teams in the 11th Annual Summer Soiree held in the Anaheim Convention Center.

*Councilmembers and the Mayor congratulated Commerce Crash Volleyball on their recent achievements.*

2. Certificate of Recognition for City of Commerce Dance Team for Successful 2019 Season.

*Councilmembers and the Mayor recognized City of Commerce Dance team for successful 2019 season.*

## **PUBLIC COMMENT**

*Susana Larios spoke about issues at Veteran's park and Mayor Soria asked that City Manager follows up on Veteran's park situation.*

*Ariana Sainz spoke in support of Councilmember Rebollo, and how active Councilmember Rebollo in the community.*

*Romilia Cruz spoke in support of Councilmember Rebollo.*

*Kevin Larsen, representing Employee Association, spoke about City employees*

*and what outstanding job they do.*

*Kevin Lainez thanked Councilmember Rebollo for being progressive, and for her active involvement with the community.*

*Sharon Basic received a letter regarding installation of traffic signal on Washington Blvd that has not been signed. Ms. Basic stated that motorized vehicles are not stopping at the stop sign in her neighborhood and complained about barking dogs. Ms. Basic stated that painting of the curbs need to be redone.*

*Gloria Nezahualcoya spoke about putting cannabis issue on the ballot.*

### **CONSENT CALENDAR**

*Councilmember Mendoza requested to pull item #7 for discussion.*

*Deputy Director of Engineering Seung Yang provided an overview of the staff report. In response to Councilmember Mendoza's question, Deputy Director Seung stated that Malt Avenue is already included in the list of streets where overnight parking is prohibited.*

*Further Discussion took place about combating homelessness citywide and providing services to those in need. Councilmember Argumedo asked whether the City is looking to draft homelessness plan and recommended looking into the City of Maywood's homeless plan.*

*Councilmember Rebollo moved, seconded by Councilmember Argumedo, to adopt resolution approving NO OVERNIGHT PARKING and NO DWELLING sign installations along additional selected streets in the City of Commerce. The motion carried by the following vote:*

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

**Mayor Pro Tem Altamirano moved, seconded by Councilmember Mendoza, to approve the Consent Calendar minus item #7. The motion carried by the following vote:**

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

### **3. Approval of Warrant Register Nos. 25A, 25B, 25C, and 1A**

4. Approval of Minutes
5. Support of the City of South Gate's Request to the Local Agency Formation Commission for the County of Los Angeles to Initiate Proceedings for the Formation of the Lower Los Angeles River Recreation and Parks District
6. Gateway Water Management Authority Re-Appointments
7. NO OVERNIGHT PARKING and NO DWELLING Sign Installations Along Additional Streets Negatively Impacted by Public Safety and Health Hazard Issues Related to Excessive Overnight Parking in the City of Commerce
8. Modify or Remove Existing Parking Restriction Signs along 4360 E. Washington Boulevard and Install Red Curb in front of Washington Boulevard near Ash Street
9. Irrevocable Right-of-Way Easement for Street Dedication for the Real Property Fronting 7140 Bandini Boulevard, Commerce
10. Extension of Military Banner Program and Approval of Changes to Requirements of the Program

#### **SCHEDULED MATTERS**

11. Adoption of the City of Commerce Fiscal Year 2019-2020 Capital Improvement Program (CIP); and Reallocation of the Use of Measure AA Sales Tax Revenues for Economic Development Projects and Activities

*Finance Director Domic provided an overview of the staff report. Discussion took place regarding reallocation of Measure AA funds for economic development and potential infrastructure projects funding. Director Domic stated that infrastructure expenses could be covered by City's reserve fund that has currently 2.7 million dollars. In addition, the City Council could always change Resolution for Measure AA funds allocation to the percentages as it was set before.*

*Assistant City Attorney Copado stated that this proposal of changing allocation from infrastructure to economic development is within the legal parameters. The ordinance that was approved by the voters established sales tax for Measure AA, and allowed City Council establish allocation distribution and how money would be used via resolution. In 2013, the City Council established by resolution the*

*break-down of the type of projects that the City wanted to fund. That break-down could always be changed via resolution to reflect areas that the City Council at that time wishes to focus on and fund.*

*Further discussion took place about need for economic development that will support incoming revenue for the future in order to address infrastructure needs and would allow to create affordable housing for the City. Director Domic added that infrastructure does not get addressed without economic development, and with the dissolution of Redevelopment agencies, economic development has not been addressed in the City.*

**Councilmember Rebollo moved, seconded by Councilmember Mendoza, to adopt Resolution approving the City of Commerce Fiscal Year 2019-2020 Capital Improvement Program (CIP); and approving reallocation of the use of Measure AA sales tax revenues for economic development projects and activities. The motion carried by the following vote:**

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

- 12. Award of Construction Contract to Sialic Contractors Corporation dba Shawnan for 2018- 2019 Pavement Rehabilitation Project; Authorize Transtech Engineers, Inc to Provide Construction Management and Inspection Services, and Geo-Advantec, Inc to Provide Geotechnical Investigation and Material Testing Services**

*This item was continued to next City Council meeting.*

- 13. Committee and Commission Appointment**

*Councilmember Argumedo appointed Johncito Peraza to Railroad Task Force.*

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

*Councilmember Rebollo congratulated boys travelling soccer team for being undefeated at state as well as the girls soccer team for their recent achievements. Councilmember Rebollo congratulated Water Polo Team playing in Junior Olympics. Councilmember Rebollo thanked Library staff for another successful Summer Reading program for kids and adults.*

*Councilmember Mendoza congratulated Crush Volleyball and Dance team that were recognized at the meeting and wished his son Brandon Happy eight's birthday.*

*Councilmember Argumedo congratulated all recipient teams and dance team for their achievements. Councilmember Argumedo complimented staff for doing a great job. Councilmember Argumedo reported that he attended Bristow park event "Summer Camp."*

*Mayor Pro Tem Altamirano congratulated all kids in sport program and parents and thanked staff for putting together concert and car show on Saturday. Mayor Pro Tem Altamirano invited residents to participate at the upcoming National Night Out.*

*Mayor Soria also congratulated all sport teams for outstanding work in representing City of Commerce.*

*Mayor Soria reopened item #11 per City Attorney Copado's request. Assistant City Attorney Copado clarified that the original motion needs to include approval of Capital Improvement Projects Budget for 2019-2020 as well. Councilmember Rebollo amended her motion. There was a consensus among the City Council to approve the amended motion.*

*City Council recessed to Closed Session at 8:05 p.m.*

## **ADJOURNMENT**

*Meeting adjourned at 8:35 p.m. in memory of Benita Romero, aunt of Planning Commissioner Johncito Peraza.*