



# City of Commerce

## Meeting Minutes

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Tuesday, December 1, 2020 - 6:00 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**

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

#### **CALL TO ORDER**

*Mayor Altamirano called meeting to order at 5:00 p.m. via teleconferencing.*

#### **ROLL CALL**

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

#### **APPEARANCES AND PRESENTATIONS**

**1. Presentation/Update from the Sheriff's Department Regarding Public  
Safety in the City of Commerce**

*Sergeant Villareal provided an update regarding Black Friday at Citadel and stated that even there was less traffic, but there was a vehicle theft at the parking lot. Consequently, patrol was increased, and the issue was solved. Sergeant Villareal provided statistical information for the last two weeks. There were 37 arrests and 25 misdemeanor arrests.*

*Mayor Pro Tem Rebollo thanked deputies for helping families during the holidays by delivering food baskets. Councilmember Mendoza stated that the Black Friday event was very successful and thanked Sheriff for the great work with traffic, etc. It was noted that there was less traffic this year for the Black Friday event, and also, the plan was much better coordinated.*

**2. Recognition by the American Public Works Association (APWA) for the  
2020 Project of the Year Award for the Atlantic Boulevard Corridor  
Improvement Project**

*Public Works Director Hernandez introduced Carlos Cotellanos, President of*

*American Public Works Association Southern California Chapter, who spoke regarding the award for Atlantic Corridor Improvement Projects in the category of Transportation. Councilmembers and the Mayor thanked everyone involved in this project.*

*Councilmember Mendoza recommended to frame the photo of the monument and place it in the offices. Mayor Altamirano recommended to make a replica of the monument and place it in Councilmembers' offices.*

## **PUBLIC COMMENT**

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

## **CONSENT CALENDAR**

*Councilmember Soria asked to pull item #12, and Councilmember Mendoza asked to pull items #8 and #9.*

*Item #8 & #9 - In response to Councilmember Mendoza questions about whether \$25,000 or \$20,000 are allocated for the grant, Housing Consultant Ester Luis stated that the grant is for \$25,000, and the other number is just a typo.*

*Councilmember Mendoza moved, seconded by Councilmember Argumedo, to approve items #8 and item #9. The motion carried by the following vote:*

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

*Item #12 - This item was addressed after the Closed Session at 10:00 p.m.*

*Councilmember Soria asked to include a section in the proposed policy requiring employees to sign an acknowledgment form.*

*Councilmember Soria moved, seconded by Councilmember Argumedo, to adopt a Resolution approving the Temporary Employee Temperature Screening and COVID-19 Health Precautions Policy and non-contact temperature screenings for all visitors at all City facilities to help continue the prevention and reduction of the spread of COVID-19 while still maintaining current City services. The motion carried by the following vote:*

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

**Councilmember Argumedo moved, seconded by Mayor Pro Tem Rebollo, to approve the Consent Calendar minus items #8, #9, and #12. The motion carried by the following vote:**

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

3. Approval of Warrant Register Nos. 9A, and 9B
4. Approval of Minutes
5. Rescheduling of January 5, 2021, Regular City Council Meeting to January 12, 2021
6. Atlantic Boulevard Corridor Improvement Project Acceptance
7. Purchase of Air Filtration and Purification System for All-City Buses
8. Agreement with Lead Tech Environmental for Asbestos and Lead-Based Paint Consulting Services in Conjunction with the City's Home Preservation Grant Program
9. Extension to the Services Agreement with MDG Associates, Inc. for Consulting Services Related to the City's Community Development Block Grant (CDBG) and Home Improvement Programs
10. First Amendment to the Agreement of Purchase and Sale and Escrow Instructions with City Ventures Homebuilding, LLC, to Extend the Agreement until June 15, 2021
11. Approve an Appropriation under the Washington Boulevard Light Rail Transit Coalition Memorandum of Understanding for the Purposes of Developing an Economic Analysis of Impacts and Beneficial Opportunities Associated with the Metro Gold Line Washington Boulevard Alignment
12. Temporary Employee Temperature Screening and COVID-19 Health Precautions Related to Non -Contact Temperature Screenings at City Facilities

## **SCHEDULED MATTERS**

**13. Police Services Alternative Analysis Update by Matrix Consulting**

*Greg Mathews, Matrix Consulting group, provided a presentation regarding the preliminary assessment of police services. According to Mr. Mathews, the overall contract compliance is exceptional based on the assessment; however, there are several areas of improvement that could be evaluated and potentially included in the contract.*

*In response to Councilmember Argumedo's question, City Manager Cisneros stated that staff's recommendation is to accept the report and direct staff to engage the Sheriff's department to work on amendments to the existing contract. Captain Mejia added that in terms of the contract compliance, they are making adjustments, and it has been improving, including the response time. However, on motor patrol, there could be some improvements made.*

*Discussion took place regarding the crime rate in Commerce.*

*Lieutenant Barron stated that the agreement is a five-year agreement, and he would help facilitate the contract adjustments.*

*In response to Councilmember Soria to outline the areas of concern, Mr. Mathews stated that the minutes for compliance are standard and not by positions, which would ensure that the City only pays for services that we receive. Councilmember Soria also asked to whether the Vested Interest employment would correlate to better services, and also spoke about having a tracking mechanism for ensuring compliance.*

*Mayor Pro Tem Rebollo stated that she is satisfied with the services provided and prefers to continue contracting out with the Los Angeles Sheriff's department.*

*Councilmember Argumedo stated that there is a need for better contract management and also recommended scheduling a strategic meeting to address the different issues that were brought up.*

*Mayor Altamirano recommended either having a strategic meeting or having monthly meetings with the Sheriff's personnel. Mayor Altamirano spoke about the benefits of having its own police station in Commerce.*

**Mayor Pro Tem Rebollo moved, seconded by Councilmember Argumedo, to**

receive and file a report related to the police services analysis and continue the dialogue (alternative 1), authorize the City Manager to engage with the Sheriff's department, and request documentation from the Sheriff's department regarding compliance by position and how deployments are beneficial by statistics. The motion carried by the following vote:

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

**14. Acceptance of a California Air Resources Board Sustainable Transportation Equity Program Grant Award, and Authorize Proceeding with the Commerce Moving Forward Project**

*Director of Economic Development and Planning Jimenez provided an overview of the staff report.*

*Discussion took place. Councilmembers and the Mayor congratulated staff for being involved in getting this size of a grant.*

**Councilmember Mendoza moved, seconded by Mayor Pro Tem Rebollo, to adopt a resolution authorizing staff to accept state funding and proceed with the Commerce Moving Forward project, which has been awarded STEP grant funding by the California Air Resources Board in the amount of \$3.2 million. The motion carried by the following vote:**

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

## **ORDINANCES**

**15. Adoption of an Ordinance Approving a Development Agreement Between the City of Commerce and City Ventures Homebuilding, LLC for the Properties Located at 5550 Harbor Street, 5625 Jillson Street and 5555 Jillson Street -Second Reading**

*Director of Economic Development and Planning Jimenez provided a quick overview.*

**Mayor Pro Tem Rebollo moved, seconded by Mayor Altamirano, to adopt an Ordinance approving a Development Agreement between the City of Commerce and City Ventures Homebuilding, LLC for the properties located at 5550 Harbor Street, 5625 Jillson Street and 5555 Jillson Street, and allow for a housing development on the properties. The Director of Administrative Services and City Clerk read the title of the ordinance. The motion carried by the following vote:**

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

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

*Councilmembers and the Mayor thanked staff for the great Tree Lightening ceremony.*

*Councilmember Mendoza stated that the Black Friday event went well and the traffic was about 60% capacity, and the traffic control was done very well.*

*Councilmember Soria issued condolences to Tina Gonzales's family. Councilmember Soria spoke about opposition to the Health Department's orders of shutting the casino. This affects the City tremendously. Councilmember Soria urged the community to do a part for Covid-19 and exercise caution.*

*Mayor Pro Tem Rebollo wished Happy Birthday to Councilmember Argumedo and announced that Lillian Magana was elected to Montebello Unified School District Board.*

*Mayor Altamirano asked everyone to stay safe and thanked all Councilmembers for being there for the community and helping residents as much as they can. Mayor Altamirano talked about supporting the reopening of the casino.*

### **PUBLIC COMMENT ON CLOSED SESSION ITEMS**

*There were no individuals wishing to address City Council on any Closed Session items listed on the agenda.*

### **RECESS TO CLOSED SESSION**

*City Council recessed to Closed Session at 8:11 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.
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. 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).
- B. 5550 Harbor St., Commerce, CA 90040 (6335-025-009), 2300 S. Eastern Ave. (6335-025-010)
- C. 5625 Jillson St., Commerce, CA 90040 (6335-025-905)
- D. 5555 Jillson St., Commerce, CA Property (APN 6335-025-906)

## **RECONVENE TO OPEN SESSION**

## **ORAL CLOSED SESSION ANNOUNCEMENT**

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

*Items #1.A and #1.B - City Manager Cisneros and Human Resources Director Pappo provided an update. City Council provided further direction and no reportable action was taken on this item.*

*Item #2 -City Manager Cisneros provided an update and no reportable action was taken on this item.*

## **ADJOURNMENT**

*Meeting adjourned at 10:12 p.m.*