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**Agenda**  
**Regular Vernon Business and**  
**Industry Commission Meeting**  
**Thursday, May 12, 2016, 9:00 a.m.**  
**Council Chamber**  
**4305 Santa Fe Avenue**  
**Vernon, California**

*Vacant, Chairperson*  
*Eric Gustafson, Vice Chairperson*  
*Brett Dedeaux, Commission Member*  
*Ken Jackson, Commission Member*  
*Doug Pittman, Commission Member*  
*Stan Stosel, Commission Member*  
*Robert Wendoll, Commission Member*

**CALL TO ORDER & FLAG SALUTE**

**CHANGES TO THE AGENDA**

**PUBLIC COMMENT** - At this time the public is encouraged to address the Commission on any matter that is within the subject matter jurisdiction of the Commission. The public will also be given a chance to comment on matters which are on the posted agenda during deliberation on those specific matters.

**PRESENTATION.**

1. [City of Vernon Recommendation to Adjust Water Rates](#)
2. [Update on the Southeast Los Angeles County Eco-Rapid Transit Commuter Rail Line](#)
3. [Los Angeles County Metropolitan Transportation Authority \(Metro\) Open Streets Grant Program](#)

**MINUTES – To be received and filed.**

4. [Minutes of the Regular Business and Industry Commission Meeting held August 13, 2015](#)

**DISCUSSION ITEMS AND POSSIBLE DIRECTIVES TO STAFF**

5. [City of Vernon Bicycle Master Plan](#)

**ORAL REPORTS**

6. **Update on Aliso Canyon natural gas leak and its impact on Vernon**
7. **Results from the Park Needs Assessment community meeting held on February 16th, 2016**
8. **Brief reports on activities, other brief announcements, and directives to staff**

**ADJOURNMENT**

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted on the bulletin board at the main entrance of the City of Vernon City Hall, located at 4305 Santa Fe Avenue, Vernon, California, and on the City's website, not less than 72 hours prior to the meeting set forth on this agenda. Dated this 5<sup>th</sup> day of May 2015.

By: \_\_\_\_\_  
Maria E. Ayala, Secretary

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**STAFF REPORT**  
**PUBLIC WORKS WATER AND DEVELOPMENT SERVICES**  
**DEPARTMENT**

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**DATE:** May 12, 2016

**TO:** Honorable Chairperson and Members of the Vernon Business and Industry Commission

**FROM:** <sup>DW</sup> Derek Wieske, Director of Public Works, Water and Development Services Department  
Originator: Scott B. Rigg, Public Works & Water Superintendent 

**RE:** City of Vernon Recommendation to Adjust Water Rates

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**Recommendation**

Receive and file a presentation regarding the City's Recommendation to Adjust Water Rates.

**Background**

At this time, the majority of the City's water utility revenue is collected from one of three sources, which are a commodity rate, a meter charge, and a square footage charge. The current fee structure was established a number of years ago, with the goal of fairly aligning the costs with the benefits arising from those costs. The total revenue from these three funding sources is approximately \$8.7 million dollars. There are additional small revenue sources of miscellaneous fees such as meter installation and construction fees.

On December 15, 2015, the City Council considered a report from the Department of Public Works, Water and Development Services regarding a possible adjustment to the water rates. At that time, staff recommended an overall rate adjustment to address increased costs. After considering the matter, the Council authorized staff to begin the process to adjust the City's water rates, consistent with Proposition 218. Proposition 218, passed by the voters of California in 1996, requires that public agencies go through proper public notification and approval process prior to increasing any fees or assessments.

Over the past four months, the department staff has had the opportunity to perform additional analysis to confirm the current revenue requirements to fully fund the City of Vernon's water enterprise costs, and this analysis again concluded that current revenues are not sufficient to cover the City's operating costs. Increased expenses associated with rising replenishment assessment costs from the Water Replenishment District for pumped water as well as rising surface water costs from the Central Basin Municipal Water District, have increased the overall operational costs. In addition, the estimated capital cost needed to maintain the City's water

system at a high level of service have been increasing. Finally, it should also be noted that mandated drought restrictions by the State of California Water Resources Control Board in 2014 and 2015, while important in dealing with the State's overall drought crisis, have led to decreased water sales, and therefore decreased revenues, to water agencies throughout California. While this is not the only factor, water agencies throughout California have responded by increasing water rates. In Vernon, water sales have decreased approximately 12.8% in the past two years, from 7225 acre-feet (AF) in 2013 to AF 6400 in 2015.

Based on staff's most recent cost study, it is recommended that all three rates be adjusted. Staff will be providing the Commission with a presentation outlining the water division's costs, the current and forecasted water sales, some of the planned future capital projects, and comparing the City's proposed water rates to other comparable local agency water rates.

### **Fiscal Impact**

The City of Vernon is recommending that the Water Rates be adjusted to cover increased costs associated with rising replenishment assessment, surface water, and capital costs.

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**STAFF REPORT  
FINANCE DEPARTMENT**

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**DATE:** May 12, 2016

**TO:** Honorable Chairperson and Members of the Vernon Business and Industry Commission

**FROM:** Alex Kung, Economic Development Manager AK

**RE:** Update on the Southeast Los Angeles County Eco-Rapid Transit Commuter Rail Line

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**Recommendation**

- A. Receive and file a presentation from Eco-Rapid Transit on the status of the Southeast Los Angeles County rail line project.

**Background**

Eco-Rapid Transit, formerly known as the Orangeline Development Authority, is a joint powers authority (JPA) created to pursue development of a transit system that moves as rapidly as possible, uses grade separation as appropriate, and is environmentally friendly and energy efficient. The southern corridor of this project is one of twelve Measure R transit projects, and currently has a \$240 million Measure R funding allocation. Recently the Metro Board of Directors appropriated \$18 million of Measure R funding for the pre-development and planning of the light rail line.

An alternative analysis of the southern corridor is currently underway. The project from Artesia to Downtown Los Angeles is scheduled to be built by 2027. The project is included in the adopted 2009 Los Angeles County Metropolitan Transportation Authority's (METRO) Long Range Transportation Plan.

The City has been a member of Eco-Rapid Transit since 2003, while former Mayor W. Michael McCormick served as the Treasurer of Eco-Rapid Transit since 2007.

**Fiscal Impact**

None.

**Attachment(s)**

None.

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**STAFF REPORT**  
**PUBLIC WORKS, WATER & DEVELOPMENT SERVICES**  
**DEPARTMENT**

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**DATE:** May 12, 2016

**TO:** Honorable Chairperson and Members of the Vernon Business and Industry Commission

**FROM:** <sup>DW</sup> Derek Wieske, Director of Public Works, Water and Development Services Department  
Originator: Rafael Contreras, Project Engineer

**RE:** Los Angeles County Metropolitan Transportation Authority (Metro) Open Streets Grant Program

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**Recommendation**

Receive and file a presentation on Metro's Open Streets Grant Program.

**Background**

Over the past few years, cities and counties all over the nation have begun hosting "open streets" events, which temporarily close the streets to vehicular traffic so that the public can gather, exercise, and participate in pedestrian, bicycling, skating, and other non-motorized activities. The "open streets" concept initiated in 2008 by a small Los Angeles group of advocates who recognized that "open streets" events could address active transportation, urban land use and public health needs in Los Angeles. This advocacy group formed CicLAvia, a 501(c)3 non-profit origination, and had its first "open streets" event in 2010. Since then CicLAvia events have become the signature "open streets" events for the Los Angeles region. "Open streets" events are increasingly common in the Los Angeles region because these events encourage sustainable modes of transportation, reduce traffic congestion, achieve economic and public health improvement.

**Grant Program**

Seeing the success of the CicLAvia events in Los Angeles, the Los Angeles County Metropolitan Transportation Authority (Metro) developed an Open Streets Grant Program to encourage and support other cities in Los Angeles County to create more "open street" events. The Open Streets Grant Program provides funding to local agencies to plan and host temporary one-day events that close the streets to automotive traffic and open them to people to walk or bike. Metro's goals of the program is to provide opportunities for 1) riding transit, walking and riding a bike, possibly for the first time, 2) to encourage future mode shift to more sustainable transportation modes,

and 3) to promote civic engagement to foster the development of multi-modal policies and infrastructure at the city/community level. The Metro Board recently authorized the release of the Open Streets Grant Program Cycle 2 application and guidelines. Grant applications are due on May 12, 2016. This grant cycle will provide up to \$4 million to various cities for Open Streets grants in the next two fiscal years. Funds can be used to reimburse staff cost associated with the event.

The Public Works, Water and Development Services Department proposes to submit an Open Streets Grant Program Cycle 2 application. Hosting an Open Streets event, like CicLAvia, will provide Vernon the opportunity to highlight its businesses, bring positive awareness of Vernon's industrial nature, and create a unique space for Vernon residents and the nearby communities to participate in enjoyable activities. Open Street events typically attract tens of thousands of local community residents from the surrounding Cities. Lastly, in partnership with Vernon businesses, Open Streets event in Vernon can also be used as an advertisement and promotional event. Staff is also exploring co-hosting the event with a nearby City, such as Huntington Park.

### **Fiscal Impact**

Metro's competitive application provides up to \$149,000 in funding and requires a twenty percent local match. The event cost is estimated in a range of \$190,000 to \$240,000. City staff will seek other alternative funding sources to fund the balance not covered by the Metro grant.

MINUTES OF THE REGULAR VERNON BUSINESS AND  
INDUSTRY COMMISSION MEETING OF THE CITY OF VERNON  
HELD THURSDAY, AUGUST 13, 2015, AT 9:00 A.M. IN THE CITY  
HALL COUNCIL CHAMBER, LOCATED AT 4305 SANTA FE  
AVENUE, VERNON, CALIFORNIA

MEMBERS PRESENT: W. Michael McCormick, Ken Jackson, Douglas Pittman, and Robert Wendoll

MEMBERS ABSENT: Brett Dedeaux, Eric Gustafson, and Stan Stosel

The meeting was called to order at 9:03 a.m. by Chair McCormick who also led the flag salute.

There were no changes to the agenda.

**PUBLIC COMMENT**

Chair McCormick announced that this was the time allotted for public comment and inquired whether anyone in the audience wished to address the Commission. The public will also be given a chance to comment on matters which are on the posted agenda during Commission deliberation on those specific matters.

No public comment provided.

**ELECTION**

**1. Election of Chairperson and Vice Chairperson to serve until the next annual election in August 2016.**

**Recommendations**

- A. Find that election of chairperson and vice chairperson does not constitute a “project” pursuant to section 15378(b)(2) of the Guidelines to the California Environmental Quality Act (“CEQA”), because it constitutes an administrative activity; and even if the adoption of the proposed did constitute a project, it would be exempt from CEQA in accordance with Section 15061(b)(3), the general rule that CEQA only applies to projects that may have an effect on the environment; and
- B. Elect one of its members as Chairperson for a one year term; and
- C. Elect one of its members as Vice Chairperson for a one year term.

On a motion by Wendoll and a second by Pittman, current Chairman McCormick and current Vice-Chairman Gustafson were nominated to the positions of Chairperson and Vice-Chairperson respectively for a term of one year. Motion Carried 4-0.

**MINUTES**

**2. Minutes of the Regular Business & Industry Commission Meeting held May 14, 2015.**

It was moved by Jackson and seconded by Wendoll to approve the May 14, 2015 Minutes. Motion carried, 4-0.

**NEW BUSINESS**

**3. Distribution Generation Impact Study (Presented by Vernon Department of Gas & Electric).**

Carlos Fandino, Director of Vernon Gas & Electric, and Ali Nour, Utilities Engineering Manager, introduced the item and explained the City's need to look at cogeneration plans.

Representatives from PowerEngineering provided a PowerPoint presentation on the Impact Study: Kerry Lunch, Rob Schaerer, David Marx, and Tony Georgis.

Significant discussion from the Commission took place with questions regarding: rates, impact on revenues from the City's Gas and Electric Department, concerns over the installation of solar panels, etc.

**4. Development of a Business Employee Training Program in conjunction with the Vernon Chamber of Commerce through local community colleges. .**

Alex Kung, Economic Development Manager, explained the new employee training program being provided through Cerritos Community College.

**5. Development of Vernon Business Award.**

Mr. Kung reported on a potential awards program for businesses within the City.

**ORAL REPORTS**

**6. Brief reports on activities, other brief announcements, and directives to staff.**

Mr. Kung announced and/or reported on the following: a presentation by GoBiz; and a hiring tax incentive currently underway for businesses.

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Vernon Business and Industry Commission Meeting Minutes  
August 13, 2015

With no further business, Chair McCormick adjourned the meeting at 10:11 a.m.

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Eric Gustafson  
Vice Chairperson

ATTEST:

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Maria E. Ayala, CMC  
Secretary

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## STAFF REPORT

### PUBLIC WORKS WATER AND DEVELOPMENT SERVICES DEPARTMENT

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**DATE:** May 12, 2016

**TO:** Honorable Chairperson and Members of the Vernon Business and Industry Commission

**FROM:** *P.W.* Derek Wieske, Director of Public Works, Water and Development Services Department  
Originator: Felix Velasco, Assistant Engineer

**RE:** City of Vernon Bicycle Master Plan

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#### Recommendation

Receive a presentation and hold a discussion regarding the development of the Bicycle Master Plan

#### Background

The City of Vernon is conducting a citywide study to prepare a bicycle master plan. The City's bicycle master plan is intended to serve as the guiding document for the development of a network of bicycle routes linking working centers within the City, as well as to the larger regional network. The plan will guide planning, development, and management of future and multi-modal connections within the City of Vernon. This bicycle master plan should identify opportunities for potential future bike lanes/routes as well as upgrades or improvements to existing roadways such as, traffic channelization reconfiguration, bicycle signage, pavement markings, and other safety road-sharing enhancements. The Bicycle Master Plan will also serve as the guiding document for future capital improvement projects and potential grant opportunities. The master plan is scheduled to be completed by October of 2016

#### Fiscal Impact

The City of Vernon received a grant for the amount of \$53,000 in State funding from the Caltrans - Active Transportation Program for the citywide study to prepare a bicycle master plan. The City is required to allocate \$7,000 of local funds to meet the matching requirement. The matching funds have been budgeted in the FY 2015-2016 budget.

#### Attachment(s)

None.