



**Agenda
City of Vernon
Regular Vernon Business and Industry
Commission Meeting
Thursday, November 12, 2020, 09:00 AM
City Hall, Council Chamber
4305 Santa Fe Avenue
Vernon, California**

**Jack Cline, Chair
Jimmy Andreoli II, Vice Chair
John Baca, Commissioner
Thomas Condon, Commissioner
William Davis, Commissioner
Duncan Sachdeva, Commissioner
Douglas Williams, Commissioner**

THIS MEETING WILL BE CONDUCTED PURSUANT TO GOVERNOR NEWSOM'S EXECUTIVE ORDER N-29-20.

The public is encouraged to view the meeting at <http://cityofvernon.org/webinar-bic> or by calling (408) 638-0968, Access Code 969-7084-6639#.

You may submit comments to PublicComment@ci.vernon.ca.us with the subject line "November 12, 2020 Business and Industry Commission Meeting Public Comment Item #__." Comments received prior to 8 a.m., Thursday, November 12, 2020, will be read into the record.

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF 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.

PRESENTATIONS

1. **Public Utilities**
[Presentation on Fiber Optic Service Rate Restructuring](#)
Recommendation:
This is a presentation only. No action is required by the Commission.
2. **Finance/Treasury**
[Presentation on City-wide Enterprise Resource Planning System](#)
Recommendation:
This is a presentation only. No action is required by the Commission.

CONSENT CALENDAR

All matters listed on the Consent Calendar are to be approved with one motion. Items may be removed from the Consent Calendar by any member of the Commission. Those items removed will be considered immediately after the Consent Calendar.

3. **City Clerk**
[Approval of Minutes](#)
Recommendation:
Approve the August 13, 2020 Regular Business and Industry Commission meeting minutes.
 1. [20200813 BIC Minutes](#)

NEW BUSINESS

4. **Public Works**
[Ad Hoc Committee Formation Consisting of Business and Industry Commission Members to Consider a Business Priority Housing Policy](#)
Recommendation:
Based upon recommendation by the Vernon Housing Commission (VHC), it is proposed that the Business and Industry Commission (BIC) select two of its members to form an Ad Hoc Committee which shall be composed of two members of its board to confer on the prospect of a Business Priority Housing policy; and engage in a dialog with the VHC Ad Hoc Committee regarding this limited matter; any resulting findings or proposals would be taken back to the respective Commission(s) for consideration and final action.

ORAL REPORTS

Brief reports, announcements, or directives to staff.

Next regular meeting: Thursday, February 11, 2021 at 9:00 a.m.

ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted in accordance with the applicable legal requirements. Regular and Adjourned Regular meeting agendas may be amended up to 72 hours in advance of the meeting.

Dated this 5th day of November, 2020.

By: 
Sandra Dolson, Administrative Secretary

Business and Industry Commission Agenda Item Report

Agenda Item No. COV-403-2020
Submitted by: Adriana Ramos
Submitting Department: Public Utilities
Meeting Date: November 12, 2020

SUBJECT

Presentation on Fiber Optic Service Rate Restructuring

Recommendation:

This is a presentation only. No action is required by the Commission.

Background:

On October 20, 2020, City Council approved a rate restructuring for Vernon Public Utilities' (VPU) fiber optic service. The new lower rates are more competitive with other providers in the area. The rate restructuring is aligned with VPU's strategic plan for the Utility which includes goals to expand its fiber optic business and grow its customer base. VPU will present an overview of its fiber service at the Business and Industry Commission's November 12, 2020 meeting.

Some of the highlights of the presentation are as follows:

- *Rates for fiber optic services were not competitive in the current marketplace.
- *VPU conducted a rate restructuring study to establish more competitive rates.
- *The study concluded that an average rate reduction of 26.2% is required to remain competitive while maintaining sufficient revenues to provide for system O&M and upgrade needs.
- *On October 20, 2020, City Council approved staff's recommendation to reduce fiber optic rates by an overall average of 26.2%.
- *The approved rates were effective beginning on November 1, 2020.

Fiscal Impact:

The City's annual revenue is anticipated to be reduced by \$162,789. With goals to expand the business, however, the Utility operation will seek to recover this lost revenue and, ultimately, increase revenue over time.

Attachments:

Business and Industry Commission Agenda Item Report

Agenda Item No. COV-404-2020

Submitted by: Scott Williams

Submitting Department: Finance/Treasury

Meeting Date: November 12, 2020

SUBJECT

Presentation on City-wide Enterprise Resource Planning System

Recommendation:

This is a presentation only. No action is required by the Commission.

Background:

The Finance Director will present an overview of a City-wide Enterprise Resource Planning (ERP) system and introduce the concept and design of an ERP system as a fully integrated solution for various City operations. The presentation will review the benefits and need for utilizing one integrated solution for various functions including finance, budget, human resources, land use, permitting, licensing, inspections, customer service and billing, inventory and asset management, as well as vendor and customer portals for bill pay and account access. The introduction and overview will facilitate an opportunity for discussion and questions regarding upcoming recommendations for major technology infrastructure improvements that will span every department within the City and how this technology will benefit the business community.

Fiscal Impact:

There is no fiscal impact associated with this report.

Attachments:

Business and Industry Commission Agenda Item Report

Agenda Item No. COV-347-2020
Submitted by: Sandra Dolson
Submitting Department: City Clerk
Meeting Date: November 12, 2020

SUBJECT

Approval of Minutes

Recommendation:

Approve the August 13, 2020 Regular Business and Industry Commission meeting minutes.

Background:

Staff has prepared and hereby submits the minutes for approval.

Fiscal Impact:

There is no fiscal impact associated with this report.

Attachments:

1. [20200813 BIC Minutes](#)

MINUTES
VERNON BUSINESS AND INDUSTRY COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 13, 2020
COUNCIL CHAMBER, 4305 SANTA FE AVENUE

CALL TO ORDER

Chair Cline called the meeting to order at 9:08 a.m.

FLAG SALUTE

Chair Cline led the Flag Salute.

ROLL CALL

PRESENT: Jack Cline, Chair (via remote access)
Jimmy Andreoli II, Vice Chair (via remote access)
John Baca, Commissioner
Thomas Condon, Commissioner
William Davis, Commissioner
Duncan Sachdeva, Commissioner (via remote access)

ABSENT: Douglas Williams, Commissioner

STAFF PRESENT:
Zaynah Moussa, Senior Deputy City Attorney (via remote access)
Lisa Pope, City Clerk
Dan Wall, Public Works Director
Scott Williams, Finance Director (via remote access)
Diana Figueroa, Administrative Analyst

APPROVAL OF THE AGENDA

MOTION

Commissioner Davis moved and Commissioner Baca seconded a motion to approve the agenda. The question was called and the motion carried 6-0, Commissioner Williams absent.

PUBLIC COMMENT

None.

PRESENTATIONS

1. Selection of Chair and Vice Chair

Recommendation: Select one member to serve as Chair and one member to serve as Vice Chair for the term ending June 30, 2021.

City Clerk Pope presented the staff report.

MOTION

Commissioner Davis moved and Commissioner Baca seconded a motion to select Jack Cline to serve as Chair. The question was called and the motion carried 6-0, Commissioner Williams absent.

MOTION

Commissioner Baca moved and Commissioner Sachdeva seconded a motion to select Jimmy Andreoli II to serve as Vice Chair. The question was called and the motion carried 6-0, Commissioner Williams absent.

2. Presentation on Metro Link Union Station Project

Recommendation: There is no action required by the Commission. This is a presentation only.

Scott McConnell, Regional Rail, Jeanet Owens, Regional Rail, Vincent Chio, Regional Rail, and Will Ridder, Planning, presented a PowerPoint introducing the project and explaining linkages across Southern California; Union Station renovations; track structure; environmental review process; schedule, including Virtual Open House and Scoping meeting on September 17, 2020; regional goods movement; and improvements to Malabar Yard.

In response to Commission questions, Ms. Owens discussed the traffic data collection and efforts to minimize impacts to the business community.

The Commission expressed concerns regarding traffic impacts; access and operations of businesses; the need to engage with businesses early in the process; existing trash, graffiti and the homeless; security and pedestrian traffic; and noise and air quality.

3. Mixed-Use Specific Plan and Program Environmental Impact Report (EIR) Preparation

Recommendation: There is no action required by the Commission. This is a presentation only.

Public Works Director Wall presented the staff report.

In response to Commission questions, Public Works Director Wall explained determination of mitigation to transition from industrial to mixed use residential. The

Commission discussed factors affecting industrial real estate, especially gentrification of Downtown Los Angeles.

4. Finance/Treasury
Fiscal Year 2019-2020 City Wide Financial Update and Preliminary Results

Recommendation: Receive and file the report.

Finance Director Williams provided an overview of the Fiscal Year 2019-20 budget.

In response to Commission questions, Finance Director Williams discussed the General Fund reserve.

Marisa Olguin, Vernon Chamber of Commerce, congratulated staff on ensuring the budget was in line and commended City Administrator Fandino. She requested bond debt be included in the quarterly reports and suggested the Commission lead discussions on what to do when the Parcel/Warehouse/Public Safety Tax sunset in 2022 and the Utility User Tax sunset in 2028.

CONSENT CALENDAR

MOTION

Commissioner Davis moved and Commissioner Baca seconded a motion to approve the Consent Calendar. The question was called and the motion carried 6-0, Commissioner Williams absent.

The Consent Calendar consisted of the following item:

5. Approval of Minutes

Recommendation: Approve the May 14, 2020 Regular Business and Industry Commission meeting minutes.

NEW BUSINESS

6. Evaluation of Need for a Business Priority in City-owned Housing Lotteries

Recommendation: Recommend whether the City should establish a business priority when renting City-owned housing units.

Public Works Director Wall presented the staff report.

Marisa Olguin, Vernon Chamber of Commerce, provided historical context on 1st responder priority.

In response to Commission questions, Public Works Director Wall discussed current City employee residents; lotteries; vacancy rate; and income requirements.

MOTION

Chair Cline moved and Vice Chair Andreoli II seconded a motion to recommend that the City establish a priority for employees of Vernon businesses, excluding City of Vernon employees.

The Commission discussed the exclusion of City Hall employees.

The motion was withdrawn.

MOTION

Chair Cline moved and Commissioner Condon seconded a motion to recommend that the City establish a priority for employees of Vernon businesses, excluding City of Vernon employees. The question was called and the motion carried 5-1-0, Commissioner Baca dissenting and Commissioner Williams absent.

ORAL REPORTS

None.

ADJOURNMENT

With no further business, Chair Cline adjourned the meeting at 11:26 a.m.

JACK CLINE, Chair

ATTEST:

LISA POPE, Secretary
(seal)

Business and Industry Commission Agenda Item Report

Agenda Item No. COV-405-2020
Submitted by: Daniel Wall
Submitting Department: Public Works
Meeting Date: November 12, 2020

SUBJECT

Ad Hoc Committee Formation Consisting of Business and Industry Commission Members to Consider a Business Priority Housing Policy

Recommendation:

Based upon recommendation by the Vernon Housing Commission (VHC), it is proposed that the Business and Industry Commission (BIC) select two of its members to form an Ad Hoc Committee which shall be composed of two members of its board to confer on the prospect of a Business Priority Housing policy; and engage in a dialog with the VHC Ad Hoc Committee regarding this limited matter; any resulting findings or proposals would be taken back to the respective Commission(s) for consideration and final action.

Background:

At its March 11, 2020 meeting, the Vernon Housing Commission (VHC) established an Ad Hoc Committee (Ad Hoc) comprised of two of its members, Commissioner Melissa Ybarra and Commissioner Ronit Edry, to evaluate the need for a "Business Priority" in City-owned housing. The Ad Hoc explores the necessity of a Business Priority in Vernon and reports its findings and/or recommendations to the VHC for its review and deliberation. The Ad Hoc initially convened in June along with City staff to formulate a plan to gather feedback from the Vernon business community on the Business Priority topic. The Ad Hoc contemplated a policy of providing housing priority to employees deemed to be essential to Vernon manufacturing businesses.

City staff presented the Business Priority concept to the Business and Industry Commission (BIC) at its August 13, 2020 meeting to solicit feedback. Staff indicated that there has been recent discussion about offering a business priority to Vernon workers who may be deemed as essential employees for manufacturing businesses located in the City and shared that a Business Priority would place the Vernon worker in this category ahead of others on the interest list when a housing lottery is held for an available City-owned residential unit. After extensive deliberation, the BIC concluded that its preference would be to have a Business Priority established for Vernon workers (excluding City of Vernon employees). The BIC stated that they did not favor a Business Priority that would be exclusively for essential workers at manufacturing businesses, but rather, they specified their endorsement of a Business Priority for all Vernon workers.

Subsequent to the August BIC meeting, staff included the BIC's feedback in an update regarding the VHC Ad Hoc Committee's efforts at the September 9, 2020 VHC meeting. After a discussion, the VHC board members recommended that staff return to the BIC and suggest the formation of an Ad Hoc Committee to further evaluate the need for a Business Priority in City-owned housing, and engage in a dialog with the VHC Ad Hoc Committee regarding this limited matter. Any resulting findings or proposals would be taken back to the respective Commission(s) for consideration and final action.

The collective goal of the VHC and BIC Ad Hoc Committees would be to consider the development of a Business Priority policy that is acceptable to both the VHC and the BIC boards.

Fiscal Impact:

There is no fiscal impact associated with this report.

Attachments: