

**MINUTES
VERNON CITY COUNCIL
REGULAR MEETING
TUESDAY, AUGUST 18, 2026
COUNCIL CHAMBER, 4305 S. SANTA FE AVENUE**

CALL TO ORDER

Mayor Ybarra called the meeting to order at 9:00 a.m.

FLAG SALUTE

Mayor Ybarra led the Flag Salute.

ROLL CALL

PRESENT:

Melissa Ybarra, Mayor
Jesus Rivera, Mayor Pro Tem
Crystal Larios, Council Member (left the meeting at 11:08 a.m.)
Judith Merlo, Council Member (arrived at 9:04 a.m.)
Monica Rodriguez, Council Member

STAFF PRESENT:

Brian Saeki, City Administrator
Zaynah Moussa-Milward, City Attorney
Genoveva Rocha, City Clerk
Alice Hui, Finance Director/City Treasurer
Veronica Petrosyan, Health and Environmental Control Director
Su Tan, Director of Human Resources
Robert Sousa, Police Chief
Dan Wall, Public Works Director-City Engineer
Todd Dusenberry, Public Utilities General Manager

Mayor Ybarra recessed the meeting at 9:01 a.m.

Mayor Ybarra reconvened the meeting at 9:12 a.m.

APPROVAL OF THE AGENDA

MOTION

Council Member Larios moved and Council Member Rodriguez seconded a motion to approve the agenda. The question was called and the motion carried unanimously.

PUBLIC COMMENT

None.

PRESENTATIONS

1. **Employee Service Pin Awards**

Recommendation: Recognize July 2026 Employee Service Pin Award recipients.

Human Resources Director Tan presented the staff report and the City Council recognized the 2026 Employee Service Pin Award recipients: Gas Systems Technician, Rodolfo Perez and Information Technology Manager, Ernesto Smith.

PUBLIC HEARINGS

2. **Conditional Use Permit for Dyrt Labs, Inc to Operate an Indoor Food Waste Composting Facility at 2550 27th Street**

Recommendation: A. Conduct a Public Hearing; B. Find that the proposed project is categorically exempt from California Environmental Quality Act (CEQA) review pursuant to Class 32 In-Fill Developments (CEQA Guidelines 15332) and there is no substantial evidence demonstrating that an exception to categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies, as the project is consistent with the general plan, and the zoning code, the property is less than five (5) acres in size and is surrounded by compatible industrial uses, has no value as habitat for endangered, rare or threatened species, no significant adverse impacts from traffic, parking, noise, dust, dust, air quality, or water quality are expected to occur from this project, and the site can be adequately served by all required utilities and public services; and C. Adopt Resolution No. 2026-038 approving a Conditional Use Permit allowing Dyrt Labs, Inc to operate an indoor food waste composting facility at 2550 27th Street and making certain findings as necessary.

Public Works Director Wall presented the staff report.

Mayor Ybarra opened the public hearing at 9:17 a.m. There being no speakers, Mayor Ybarra closed the public hearing at 9:17 a.m.

Mayor Ybarra invited further Council discussion. Council Member Larios inquired how hazardous materials would be handled and how the proposed facility would differ from existing waste management facilities. Public Works Director Wall responded that the facility would only accept organic materials.

Health and Environmental Control Director Petrosyan also reassured Council that the Health Department would be conducting quarterly inspections. Staff would inform Council if any hazardous materials were to be brought in during any future instances.

Lee Robinson of Dyrt Labs, Inc provided a summary of the operations of the proposed facility. He announced that all composting would be “in-vessel aerobic composting” and most of the waste would be provided by food distributors already located within city boundaries.

Regular City Council Meeting Minutes
August 18, 2026

Page 3 of 9

Mayor Ybarra reopened the public hearing at 9:25 a.m. There being no speakers, Mayor Ybarra closed the public hearing at 9:25 a.m.

Council requested available closeout reports on the applicant's past experiences. Health and Environmental Control Director Petrosyan announced that the Health Department has enforcement power to address any potential odors that may be caused by the applicant's operations.

City Administrator Saeki noted that the conditional use permit can be further modified to incorporate new or more stringent conditions to mitigate any potential odors.

Mayor Ybarra called for a motion.

MOTION

Mayor Ybarra moved and Council Member Larios seconded a motion to table the item to the September 15, 2026 City Council meeting with updated findings and recommendations pertaining to the conditional use permit. The question was called and the motion carried unanimously.

CONSENT CALENDAR

Mayor Ybarra inquired if there were any changes to the Consent Calendar. City Clerk Rocha announced there were no changes.

Mayor Ybarra invited public comments. There being none, Mayor Ybarra called for a motion to approve the Consent Calendar.

MOTION

Council Member Merlo moved and Council Member Rodriguez seconded a motion to approve the Consent Calendar. The question was called and the motion carried unanimously.

The Consent Calendar consisted of the following items:

3. Meeting Minutes

Recommendation: Approve the August 4, 2026 Regular City Council Meeting Minutes.

4. Claims Against the City

Recommendation: Receive and file the claim submitted by Los Angeles County Metropolitan Transportation Authority.

5. Operating Account Warrant Register

Recommendation: Approve Operating Account Warrant Register No. 179, for the period of July 5, 2026 through July 18, 2026, totaling \$11,453,786.13 and consisting of ratification of electronic payments totaling \$11,193,017.07 and ratification of the issuance of early checks totaling \$260,769.06.

- 6. Redevelopment Agency Obligation Retirement Account Warrant Register**
Recommendation: Approve Redevelopment Agency Obligation Retirement Account Warrant Register No. 75, for the period of July 5, 2026 through July 18, 2026 and consisting of ratification of electronic payments totaling \$1,000.
- 7. New Regulations for the Vacant Property Registration**
Recommendation: A. Find that the proposed action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) and 15378, as an action for which there is no possibility that the ordinance will have any significant effect on the environment; and
B. Adopt Ordinance No. 1314 establishing Chapter 8.58 (Vacant Property Registration) of Title 8 (Health and Safety) of the Vernon Municipal Code pertaining to the mandatory registration and regulatory framework for vacant properties.
- 8. Fire Department Activity Report**
Recommendation: Receive and file the June 2026 Fire Department Activity Report.
- 9. Police Department Activity Report**
Recommendation: Receive and file the June 2026 Police Department Activity Report.
- 10. Extending State of Local Emergency**
Recommendation: Renew Resolution No. 2026-034, ratifying Emergency Proclamation No. 2026-001, a proclamation of local emergency due to the Palos Warehouse Fire.
- 11. Services Agreement with Jemmott Rollins Group, Inc.**
Recommendation: A. Pursuant to Sections 3.32.220(B) and 3.32.110(B)(3) of the Vernon Municipal Code, find that it is commercially unreasonable to rebid the proposed agreement for administrative support services for Vernon CommUNITY Fund Grant Activities every three years, as a transfer of knowledge to another vendor to perform the unique scope of work would disrupt existing VCF programs and require onerous due diligence and staff time for such a transition; and
B. Approve and authorize the City Administrator to execute a Professional Services Agreement with Jemmott Rollins Group, Inc., in substantially the same form as submitted, for administrative support services for Vernon CommUNITY Fund grant activities for a total amount not-to-exceed \$330,000, for a five-year term (\$66,000 annually).
- 12. Federal Equitable Sharing Agreement and Annual Certification Report**
Recommendation: Approve and authorize the Police Chief and City Administrator to execute the Fiscal Year 2025-26 Federal Equitable Sharing Agreement and Annual Certification Report.
- 13. Services Agreement with Ron's Maintenance, Inc.**
Recommendation: A. Find that the proposed action is categorically exempt from California Environmental Quality Act (CEQA) review, in accordance with CEQA Guidelines Section 15301, because the project consists of the maintenance, repair or minor alteration of existing facilities and involves negligible or no expansion of an existing or former use;
B. Approve and authorize the City Administrator to execute a Services Agreement with Ron's Maintenance, Inc., in substantially the same form as submitted, for catch basin cleaning services as part of the City's continued effort to comply with

the Los Angeles River Trash Total Maximum Daily Loads Program included in the Municipal National Pollutant Discharge Elimination System Permit, for a total amount not-to-exceed \$333,094, for a three-year term; and

C. Authorize a contingency amount of 15% (or \$49,965) for extra basin inspections or cleaning services that may be needed, and grant authority to the City Administrator to issue Change Orders for an amount up to the contingency amount, if necessary.

14. Agreement between the Cities of Maywood and Vernon for Traffic Signal Maintenance at the Intersection of Downey Road and Slauson/Malburg Way

Recommendation: A. Find that the proposed action is categorically exempt under the California Environmentally Quality Act ("CEQA") review in accordance with CEQA Guidelines Section 15301, because the project consists of the maintenance, repair or minor alteration of existing facilities and involves negligible or no expansion of an existing use; and

B. Approve and authorize the Mayor to execute the Agreement between the Representative Cities of Maywood and Vernon for Traffic Signal Maintenance, in substantially the same form as submitted, for a term of five years.

15. Statement of Work with Advanced Utility Systems, a division of N. Harris Computer Corporation

Recommendation: A. Approve and authorize the City Administrator to execute a Statement of Work with Advanced Utility Systems, a division of N. Harris Computer Corporation, in substantially the same form as submitted, to provide technical support for the setup and implementation of Vernon Public Utility's existing Fiber Services with Infinity Customer Information System Version 5.0 software, in an amount not-to-exceed \$57,375; and

B. Authorize a contingency amount of 10% (or \$5,738) to cover any unforeseen expenses and grant authority to the City Administrator to approve and execute amendments up to the contingency amount, if necessary.

16. Services Agreement with 1155 Infrastructure Solutions, LLC

Recommendation: A. Find that the proposed action is categorically exempt from California Environmental Quality Act (CEQA) review, in accordance with CEQA Guidelines Section 15301, because the contracted services consist of the maintenance, repair, or minor alteration of existing facilities and equipment and involve negligible or no expansion of an existing use; and

B. Approve and authorize the City Administrator to execute a Services Agreement with 1155 Infrastructure Solutions, LLC, in substantially the same form as submitted, for natural gas project design, construction, and repair services for an amount not-to-exceed \$600,000, for a three-year term.

17. Purchase Contract with Sulzer Pump Services (US) Inc.

Recommendation: A. Find that the proposed action is categorically exempt from California Environmental Quality Act (CEQA) review, in accordance with CEQA Guidelines Section 15301, because the project consists of the maintenance, repair or minor alteration of existing equipment and involves negligible or no expansion of an existing or former use;

Regular City Council Meeting Minutes
August 18, 2026

Page 6 of 9

- B. Approve and authorize the issuance of a Purchase Contract with Sulzer Pump Services (US) Inc. for the complete overhaul and refurbishment of a Sulzer boiler feed water pump, for an amount not-to-exceed \$142,217.61; and
- C. Authorize a contingency amount of 10% (or \$14,221.76) in the event of unforeseen expenses that might arise during the overhaul process, and grant authority to the City Administrator to approve and execute change orders up to the contingency amount, if necessary.

NEW BUSINESS

18. Regular Vernon City Council Meeting Times

Recommendation: Discuss meeting times for regular meetings of the City Council and provide direction to staff regarding potential changes.

City Administrator Saeki presented the staff report and provided options for Regular City Council meeting times. Mayor Ybarra said she would like to try different times during a test period. Council Member Larios said she would like to see more candidates apply for City Council, and that a later meeting time would allow more public participation and more council candidates. Council Member Merlo added that she would want business representatives to be able to attend public meetings.

City Attorney Moussa-Milward added that the City Council should try to minimize the test period because certain items cannot be approved during special meetings. Discussion ensued among the City Council.

Mayor Ybarra invited public comments.

Marisa Olguin, President of the Vernon Chamber of Commerce, noted that holding meetings at 4 p.m. would facilitate attendance from the business community and allow residents to engage.

The City Council agreed to move forward with the test meeting times, including one special meeting a month at 4:00 p.m. to gauge engagement.

City Administrator Saeki clarified Council's test period requirements: 1) Each first meeting of the month would be a special meeting beginning at 4:00 p.m., and the second meeting of each month would remain at 9:00 a.m. 2) Information regarding the testing period would be brought back for Council consideration during the second City Council meeting in January. 3) The testing period would commence in September or October, pending a final review of upcoming business items from staff.

Mayor Ybarra invited additional public comments. There being none, Mayor Ybarra called for a motion.

MOTION

Mayor Pro Tem Rivera moved and Council Member Rodriguez seconded a motion to proceed with Council's direction for test meeting times. The question was called and the motion carried unanimously.

19. **Zoning: Permitted Use Cross-Reference Matrix**

Recommendation: A. Receive and file the Permitted Use Cross-Reference Matrix; and B. Provide direction to staff on any desired amendments to Title 17 of the Vernon Municipal Code to reclassify certain land uses currently allowed by-right to require a higher level of discretionary review through Conditional Use Permits or Development Agreements.

Public Works Director Wall presented the staff report.

Mayor Ybarra invited public comments.

Marisa Olguin, President of the Vernon Chamber of Commerce, asked that the City Council to be cautious about the types of uses authorized within the City.

Discussion ensued among the City Council. Council directed staff to add cold storage centers and data centers to the list of uses that may require a higher level of discretionary review through Conditional Use Permits or Development Agreements.

MOTION

Mayor Ybarra moved and Council Member Merlo seconded a motion to bring back the item with Council's recommendations. The question was called and the motion carried unanimously.

20. **Emergency Donations to Nonprofit Organizations Responding to the Palos Warehouse Fire**

A. Find that providing financial support to nonprofit organizations responding to the Palos Warehouse Fire serves a public purpose and benefits Vernon area communities; and

B. Approve and authorize emergency donations in the amount of \$10,000 each (\$30,000 in total) to 1) InnerCity Struggle; 2) Labor Community Services Los Angeles; and 3) Proyecto Pastoral at Dolores Mission, nonprofit organizations that have provided aid to families and individuals affected by the Palos Warehouse Fire, and authorize the City Administrator to execute any related documentation to facilitate the donations.

City Administrator Saeki presented the staff report.

Mayor Ybarra invited public comments.

Regular City Council Meeting Minutes
August 18, 2026

Page 8 of 9

Adam Greenwald, Director of Development and Communications at Proyecto Pastoral at Dolores Mission, noted that the donations would go to families for rental assistance, which was a critical need.

Mayor Ybarra called for additional public comments, there being none, Mayor Ybarra called for a motion.

MOTION

Mayor Pro Tem Rivera moved and Council Member Larios seconded a motion to approve recommendations A and B on Item No. 20. The question was called and the motion carried unanimously.

ORAL REPORTS

21. City Administrator Reports on Activities and Other Announcements

None.

22. Council Reports on Activities (including AB 1234), Announcements, or Directives to Staff

None.

CLOSED SESSION

At 10:19 a.m., Mayor Ybarra recessed the meeting to Closed Session

23. Conference with Legal Counsel – Existing Litigation

Government Code Section 54956.9(d)(1)

Justin Simpson v. City of Vernon

Workers Compensation Claim Nos. 19002971 and 24000966

Workers Compensation Appeals Board Case Nos. ADJ22043453 and ADJ18514043

24. Conference with Legal Counsel – Existing Litigation

Government Code Section 54956.9(d)(1)

Arbitration Appeal by Justin Simpson

25. Public Employee Performance Evaluation (Annual)

Government Code Section 54957

Title: City Attorney

Council Member Larios left the meeting at 11:08 a.m.

Regular City Council Meeting Minutes
August 18, 2026

Page **9** of **9**

RECONVENE

At 11:39 a.m., Mayor Ybarra adjourned the Closed Session and reconvened the regular meeting.

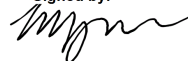
CLOSED SESSION REPORT

City Attorney Moussa-Milward reported that the City Council met in Closed Session, discussed the item on the agenda, and took no reportable action.

ADJOURNMENT

Mayor Ybarra adjourned the meeting at 11:40 a.m. in memory of former Vernon Council Member, Michael McCormick.

Signed by:



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MELISSA YBARRA, Mayor

ATTEST:

Signed by:



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GENOVEVA ROCHA, City Clerk