



City of Commerce

Meeting Minutes

Tuesday, March 24, 2026 - 5:00 PM

**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 Lainez called the Closed Session meeting to order at 5:12 p.m.

ROLL CALL

Present: 4 - Mayor Lainez
Mayor Pro Tem Garcia
Councilmember Argumedo
Councilmember Rebollo

Absent: 1 - Councilmember Altamirano

PUBLIC COMMENT ON CLOSED SESSION ITEMS

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

RECESS TO CLOSED SESSION

The members of the City Council and Successor Agency recessed to Closed Session at 5:14 p.m.

Council Member Rebollo arrived at 5:22 p.m.

1. Pursuant to Government Code §54956.9(b), the City Council will confer with its legal counsel, and take the appropriate action with respect to, significant exposure to litigation in two potential cases.

RECONVENE TO OPEN SESSION

All members of the City Council and Successor Agency reconvened to open session at 6:17 p.m.

ORAL CLOSED SESSION ANNOUNCEMENT

City Attorney Tapia reported on Closed Session stating that with the four members of the Council present, Council Member Altamirano absent.

Item No. 1, staff provided a presentation, the City Council gave direction, and no final reportable action was taken.

6:00 P.M. - CITY COUNCIL MEETING**CALL TO ORDER**

Mayor Lainez called the regular City Council meeting to order at 6:17 p.m.

ROLL CALL

Present: 4 - Mayor Lainez
Mayor Pro Tem Garcia
Councilmember Argumedo
Councilmember Rebollo

Absent: 1 - Councilmember Altamirano

PLEDGE OF ALLEGIANCE

Parks & Recreation Director Marquez led the Pledge of Allegiance.

INVOCATION

Mayor Lainez offered the invocation.

APPEARANCES AND PRESENTATIONS

1. Commerce Home Beautification Grant Program Launch

Community Development Director Serrano presented the launch of the Commerce Home Beautification Grant Program, noting that applications will open on April 9, 2026. She outlined the program's purpose to assist residents with visible exterior home improvements, with grants of up to \$10,000 available on a first-come, first-served basis. The program is funded with a \$325,000 General Fund allocation and is expected to assist approximately 25 households.

Director Serrano also highlighted the City's outreach strategy, including distribution of flyers at City facilities and schools, social media announcements, a dedicated website, and a citywide mailer. She explained eligibility requirements, including owner-occupied properties and income limits. Additionally, she described the application process timeline, noting that once selected, applicants will have approximately 60 days from initial submission to the start of construction.

Mayor Lainez expressed strong support for the program, noting excitement about its implementation and positive feedback from community members. He asked clarifying questions regarding the application and communication process, particularly how applicants would be notified and what follow-up procedures would be used if applicants did not respond to outreach attempts. Mayor Lainez emphasized the importance of ensuring residents do not miss the opportunity due to missed phone calls and suggested establishing a clear and reasonable response time frame.

PUBLIC COMMENT

Lorena Zavala, a journeyman carpenter of Local 213 in Los Angeles, reported on the Western States Regional Council of Carpenters annual support of tax fraud days in April. She also provided the public information on the growing number of construction companies committing tax fraud by not reporting their full payroll to workers compensation insurance. She requested Council and public support to combat this fraud.

Jason Gorden Stinnett, congratulated Adolfo Marquez, for his promotion to Parks & Recreation Director. He also stated his support and commended the City for setting the example on item nine on the agenda. The introduction of an ordinance implementing green building practices for city buildings.

CONSENT CALENDAR

Council Member Rebollo moved, seconded by Mayor Pro Tem Garcia to approve Item Nos. 2, 3, and 4. The motion carried by the following vote:

Ayes: 4 - Mayor Lainez, Mayor Pro Tem Garcia, Councilmember Argumedo, and Councilmember Rebollo

Absent: 1 - Councilmember Altamirano

2. Approval of Warrant Register Nos. 14A, 14B, 14C, and 14A S/A

Action Taken: Approved the bills and claims set forth in Warrant Registers No. 14A dated March 24, 2026, 14B for the period of March 5, 2026 through March 9, 2026, 14C for the period of March 11, 2026 through March 18, 2026, and 14A S/A dated March 24, 2026.

3. Approval of Minutes

Action Taken: Approved the minutes of the Regular City Council meeting of Tuesday, March 10, 2026, held at 5:00 p.m.

4. Senior Art Gallery Showcase Event Funding Approval

Action Taken: Approve funding for the proposed Senior Art Gallery Showcase Event to recognize participants of the City's Senior Art Program and celebrate their artistic achievements.

SCHEDULED MATTERS

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

Sergeant Cortez provided a presentation on this item.

6. 2026 Youth Education and Service (Y.E.S.) Leadership and Mentoring Program

Human Resources Manager Revilla provided a brief summary of this item.

Mayor Lainez stated that past participants and the community thought this program was great. He said that before covid the program had 100 participants and now it was only 50. He would like to increase it to 75 participants and asked how much more it would cost.

City Manager Hernandez stated that it would be roughly \$50,000 with the additional funding allocation amount to be brought back to the Council for approval.

The City Council received and filed The City Council will receive and file the update on the 2026 Commerce Summer Youth Education and Service (Y.E.S.) Leadership & Mentoring Program beginning July 1, 2026. The Council also gave direction to increase the program participants to 75 and to bring back the funding allocation item for their approval.

7. Authorize the Mayor to enter into a license agreement with Christiansen Amusements, Inc.

Senior Management Analyst Delgado provided a summary of this item.

A Council, staff, and applicant representative, Mr. Mark Landon discussion ensued on the license agreement amount, parking charges, and the ability to correctly reflect the amount of cash and gross receipts received for the 20% return to the City.

Mayor Lainez moved, seconded by Council Member Rebollo to:

1. **Authorize the City Manager to execute a License Agreement with Christiansen Amusements, Inc. from March 30, 2026, through April 15, 2026; and**
2. **Authorize a fee of \$20,000 for the Community Benefits Funds.**

The motion carried by the following vote:

Ayes: 4 - Mayor Lainez, Mayor Pro Tem Garcia, Councilmember Argumedo, and Councilmember Rebollo

Absent: 1 - Councilmember Altamirano

8. Declaration of Certain Real Properties known as 5736 E. Washington Blvd. and 5733 Sheila St. (Assessor's Parcel Numbers (APNs)): 6334-006-900, and 6334-006-901, respectively) as Surplus Land.

Community Development Director Serrano introduced Rodrigo Gonzalez and Mauricio Nunez, Deodate consultants, who presented the item. Mr. Gonzalez provided the process required under the Surplus Land Act (AB 1486). The properties, totaling approximately 2.64 acres, were identified as no longer necessary for City use and appropriate for redevelopment. The consultant and staff outlined the required process, including issuance of a Notice of Availability, a 60-day response period, and a potential 90-day negotiation period with interested affordable housing entities.

Mayor Lainez inquired about the timeline for State review and approval following negotiations. Mr. Gonzalez, consultant, indicated the process typically included a 60-day notice period, a 90-day negotiation period, and approximately 30 days for State review.

Mayor Lainez moved, seconded by Mayor Pro Tem Garcia to:

Declare Certain Real Property known as 5736 E. Washington Blvd. and 5733 Sheila St. (APNs: 6334-006-900, and 6334-006-901, respectively) as Surplus Land.

The motion carried by the following vote:

Ayes: 4 - Mayor Lainez, Mayor Pro Tem Garcia, Councilmember Argumedo, and Councilmember Rebollo

Absent: 1 - Councilmember Altamirano

City Attorney Tapia clarified that item no. 9 was not a public hearing.

9. Introduction of an Ordinance Implementing Green Building Practices for City Buildings

Community Development Director Serrano provided a brief summary of this item.

Councilwoman Rebollo expressed strong support for the proposed ordinance and commended Mayor Lainez and staff for bringing the item forward. She emphasized the importance of advancing sustainability efforts in the City of Commerce, noting that the community experiences significant environmental impacts due to the high concentration of warehouses, truck traffic, and surrounding industrial activity. Council Member Rebollo stated that residents often bear the burden of pollution without receiving proportional benefits, and highlighted the need to prioritize the health of the community, particularly for children and future generations. She further noted that the ordinance represents an important step toward holding businesses more accountable and ensuring a healthier and more sustainable environment for residents.

Mayor Lainez also voiced support for the ordinance, describing it as an important and forward-thinking initiative for the City. He noted that Leadership in Energy and Environmental Design (LEED) standards were widely recognized and utilized globally, and emphasized that adopting such standards would position Commerce as a leader in sustainable municipal development. Mayor Lainez referenced upcoming City projects, including parks and community facilities, and indicated that the ordinance would help guide environmentally responsible design moving forward. He acknowledged that while there may be an increase in upfront construction costs, the long-term benefits, including energy savings and improved public health, outweigh those initial expenses. He further stated that the ordinance provided an opportunity for the City to set a strong example for other jurisdictions and developers, reinforcing a commitment to sustainability and responsible growth.

Council Member Rebollo moved, seconded by Mayor Lainez to:

Introduction Ordinance No. 833 an ordinance of the City Council of the City of Commerce, California, implementing green building practices for new construction of city buildings

The motion carried by the following vote:

Ayes: 4 - Mayor Lainez, Mayor Pro Tem Garcia, Councilmember Argumedo, and Councilmember Rebollo

Absent: 1 - Councilmember Altamirano

CITY COUNCIL/SUCCESSOR AGENCY REPORTS

Council Member Rebollo thanked Parks & Recreation for the amazing Spring Festival this past weekend and for all they did to include her mother, she and her mother were very grateful. She further congratulated water polo athletes that for the past two weeks have represented the City's club at one of the highest levels, the USA Water Polo Olympic Development Program. These athletes competed among over a hundred athletes from across California. Our City was represented by Melvin Carcamo, a stellar scholar athlete and 4.0 student, and on the girls' side, Deanna Moreno, Angelina Becerra, Paulina Gonzalez, Monica Cruz, and Caylene Flemister. Congratulations to all of them, and thank you to the boosters and businesses who help support these athletes.

Council Member Rebollo stated that as we celebrate Women's History Month, she wanted to acknowledge the women who helped shape Commerce, including Valentina Bassett, as well as former Mayor Sylvia Munoz and former Mayor Tina Baca Del Rio, who helped inspire her. She also want to briefly address recent allegations related to sexual assault that have been discussed in the media. As women in positions of leadership, these stories are far too common. She stands in solidarity with all women who have experienced any form of assault. She wanted to remind people that there were reasons why women did not come forward, and hoped that no one had to experience that to understand why. When a woman speaks up, it is one of the hardest things she can do. Please believe them.

Council Member Argumedo thanked and commended staff and the Sheriff's team for the Business Watch meeting held at the Citadel. It was very well attended, and he was impressed with the level of engagement and the quality of the responses provided. He also attended the I-5 Joint Powers Authority meeting on March 23, along with the City Manager Hernandez and Public Works Director Abbas. They received updates on the I-5 expansion project and would be following up on items that may impact the City, particularly as it related to the 710 corridor. He wanted to thank staff for the budget workshop at Bristow Park. It was well attended, and staff did an excellent job explaining the City's finances, including revenues and expenditures, and providing clear visuals and data. There were many questions from the public, and overall, it was a productive meeting. He wanted to thank the Sheriff's Department for coordinating the upcoming meeting at Vista del Rio with the City of Bell Gardens. He thought that collaboration would be important in addressing community concerns in that area.

Mayor Pro Tem Garcia attended the Spring Festival, and it was great to see such a strong turnout. The Easter egg event for the kids was wonderful, and everything was set up beautifully. She thanked the Parks and Recreation staff and everyone who contributed to making the event a success. She also visited the library, where

there were several community resources available, including tax preparation assistance and representatives from Assembly Member Mark Gonzalez's office and USC. It was a great resource for the community. Mayor Pro Tem Garcia attended the Bristow Park budget workshop as well, and was glad to see the level of transparency provided by staff. It gave the community a better understanding of how the budget process worked and where funds were allocated. She also wanted to acknowledge the work being done to support individuals experiencing homelessness and thanked staff for their outreach efforts. Lastly, she also wanted to recognize Women's History Month and to stand in support of women.

Mayor Lainez also thanked the Parks and Recreation Department for the Spring Festival. He attended with his family, and it was a great event. It was well organized, and he wanted to acknowledge not just Parks and Recreation, but also the Library, Public Safety, and Public Works departments for their contributions. It truly was a team effort. He also attended the budget workshop at the Bristow Library, and he wanted to thank staff for doing a great job presenting and engaging with the community, including translating for Spanish-speaking residents and answering difficult questions. As we moved toward the upcoming election, he wanted to note that the sales tax may increase by a quarter cent, and it was important for residents to consider whether they wanted those dollars to remain in Commerce or go elsewhere. Mayor Lainez further stated that there was an upcoming meeting regarding the Veterans Park project, and encouraged the community members to attend and provide input. Lastly, he wanted to recognize Women's History Month and acknowledged the contributions of women in our City, including our staff and Council members. We have strong women leaders in this organization, and their work was greatly appreciated.

ADJOURNMENT

There being no further business to come before the City Council, Mayor Lainez adjourned the meeting at 7:42 p.m.