



City of Commerce

Meeting Minutes

Tuesday, August 22, 2023 - 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 Argumedo called meeting to order at 5:04 p.m.

ROLL CALL

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

Absent: 1 - Mayor Pro Tem Altamirano

PUBLIC COMMENT ON CLOSED SESSION ITEMS

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

RECESS TO CLOSED SESSION

City Council/Successor Agency recessed to Closed Session at 5:05 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.

C. Compensation and benefits for the unrepresented full-time executive management employees.

Employee Title: Human Resources Director, Transportation Director, Parks &

Recreation Director, Public Works Director, Administrative Services Director, Library Director, Planning and Economic Development Director, Finance Director (Vacant), Safety & Community Services Director (Vacant), Deputy Director of Operations (Vacant), Deputy Director of Parks and Recreation, Assistant City Manager, City Manager

2. Conference with Legal Counsel Pursuant to Government Code Sections 54956.9(d)(2) & (e)(2) - Regarding Anticipated/Potential Litigation - One (1) Matter.

RECONVENE TO OPEN SESSION

City Council/Successor Agency reconvened to Open Session at 6:27 p.m.

ORAL CLOSED SESSION ANNOUNCEMENT

City Attorney Tapia reported on Closed Session items:

Item #1.C and item #2- staff made a presentation, the City Council provided direction and no reportable action was taken on these items.

Items 1a and #1.B were not addressed during the Closed Session discussions.

6:00 P.M. - CITY COUNCIL MEETING

CALL TO ORDER

Mayor Argumedo called regular City Council meeting to order at 6:28 p.m.

ROLL CALL

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

Absent: 1 - Mayor Pro Tem Altamirano

PLEDGE OF ALLEGIANCE

Acting Director of Economic Development and Planning Molinar-Esparza led the Pledge of Allegiance.

INVOCATION

Councilmember Lainez offered the invocation.

PUBLIC COMMENT

Silvia Cisneros, Senior Librarian, discussed the introduction of novel library services, including the addition of library toys available for borrowing, similar to

books. These offerings will encompass items tailored for children with specific needs.

CONSENT CALENDAR

City Manager Cisneros recommended that the City Council postpone discussions on items #4 and #6 to the next meeting, and discuss item #3 under the scheduled matters.

Item #3 was addressed subsequent to item #5 during the scheduled proceedings.

Acting Director of Public Works Nila provided an overview of the staff report.

Discussion took place about the the project's designated area as it relates to the City of Commerce during the design phase and how four agencies would be reviewing and approving the project. Director Nila stated that each individual city would present the project to its own Council for approval, with the final design receiving input from all participating agencies. Councilmember Lainez stated that the project is entirely funded by grants and asked whether various forms of mobility would be incorporated into the project or whether those are mandatory such as specific inclusions like bike lanes and pedestrian components. Acting Director Nila affirmed their inclusion.

Councilmember Lainez moved, seconded by Councilmember Garcia, to adopt a Resolution approving a Professional Services Agreement with GHD, Inc. to provide Professional Planning, Environmental, Design, and Construction Engineering Support Services for the Randolph Corridor Active Transportation Project. The motion was carried by the following vote:

AYES: Councilmembers Garcia, Lainez, Rebollo, and Mayor Argumedo (4)

Absent: Vice Mayor Altamirano (1)

Councilmember Lainez moved, seconded by Councilmember Rebollo to approve item #1 and #2 under Consent Calendar. The motion carried by the following vote:

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

Absent: 1 - Mayor Pro Tem Altamirano

1. Agreement with the Gateway Water Management Authority for Cost Sharing of Maintaining Water Quality Monitoring Equipment and for

Monitoring Services for Stormwater Compliance

2. Commerce Way Pavement Construction Project Acceptance
3. Professional Services Agreement with GHD, Inc for the Randolph Corridor Active Transportation Project
4. Resolution Authorizing Global Urban Strategies, INC. to Provide Grant Writing Services and Management to Prepare a Grant Application for the Department of Toxic Substances Control Equitable Community Revitalization Grant Round 2

SCHEDULED MATTERS

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

Sergeant Duarte provided statistics for the last two weeks. Councilmember Rebollo moved, seconded by Councilmember Lainez, to receive and file a presentation. The motion was carried by the following vote:

AYES: Councilmember Garcia, Lainez, Rebollo, and Mayor Argumedo (4)

ABSENT: Vice Mayor Altamirano (1)

6. Amending the Annual Operating Budget for Fiscal Year 2023-2024

This item was continued to a future meeting.

7. Speed Hump Installation on Triggs Street between McDonnell Avenue and I-5 Freeway Entrance

Acting Director of Public Works Nila provided an overview of the staff report.

Discussion took place about high and low-level collisions and how this analysis influences the selection of traffic mitigation measures. Given the relatively low frequency of collisions in this instance, the Traffic Commission and staff jointly propose the installation of larger signs and speed humps as the recommended approach. However, the decision to install flashing signs would ultimately rest with the City Council, should they express a desire for such measures.

Regarding collision data, it is procured from the State and is gathered at varying times and days throughout the week.

Councilmember Garcia inquired about the total count of speed humps currently in place within the City of Commerce. Additionally, Councilmember Garcia requested that all potential options be presented to the City Council for their consideration.

Mayor Argumedo advocated for the installation of flashing signs, along with a potential enhancement of lighting. The discussion delved into matters of liability, and City Attorney Tapia suggested that the approval of flashing signs be contingent upon a legal review and subsequent recommendation.

Councilmember Rebollo moved, seconded by Councilmember Garcia, to adopt a Resolution approving the installation of Speed Humps and other traffic improvements on Triggs Street between McDonnell Avenue and the I-5 Freeway entrance pending legal review of installing additional flashing lights. The motion carried by the following vote: .

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

Absent: 1 - Mayor Pro Tem Altamirano

8. Construction Contract with Danny Letner, Inc. dba Letner Roofing Company for the Senior Citizens Center and Bandini Park Reroofing Project

Acting Director of Public Works, Nila, presented an overview of the staff report.

When Councilmember Lainez raised a query regarding potential facility closures during the construction, Director Nila clarified that the facilities will remain open.

Councilmember Lainez moved, seconded by Councilmember Rebollo, to adopt a Resolution awarding a construction contract to Danny Letner, Inc. dba Letner Roofing Company for the Senior Citizens Center and Bandini Park Reroofing Project, and authorizing Construction Management and Inspection Services by Transtech Engineers, inc. The motion carried by the following vote:

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

Absent: 1 - Mayor Pro Tem Altamirano

ORDINANCES

9. First Reading of an Uncodified Ordinance Approving a Development Agreement Related to Application No. 18-052

Senior Management Analyst Delgado provided an overview of the staff report.

Mayor opened Public Hearing. Ed Novshad, the Applicant, appealed for the waiver of non-operating fees. He also sought an extension of the relocation clause from two years to ten years.

City Attorney Tapia pointed out that the relocation provision is a consistent feature in numerous other development agreements. The Applicant's choice to establish in that particular zone aligns with similar operators within the same area, all of whom abide by the same provisions. The City Attorney recommended maintaining uniformity across development agreements and discouraged the approval of the proposed modifications.

Addressing Councilmember Garcia's inquiry regarding the total number of operators in that zone, Acting Director of Economic Development and Planning Esparza stated that there are three other operators. Councilmember Lainez emphasized the necessity for impartial and equal treatment of all individuals by the City.

Mayor Argumedo closed the Public Hearing.

City Attorney Tapia indicated that the list of recommendations for approval does not incorporate the modifications requested by the applicant. The staff does not endorse the proposed modifications or amendments to the development agreement, as per the applicant's request.

Recommendations #1 through #3 as outlined in the staff report. Councilmember Rebollo moved, seconded by Councilmember Lainez, to Introduce for First Reading, by waiving the full reading and reading by title only, an Uncodified Ordinance approving the Development Agreement with DJCC Corporation (California Corporation) related to Application No. 18-052, for a commercial cannabis business at 5350-80 East Washington Boulevard, Commerce CA, and make a determination regarding Denial or Approval by Introduction and First Reading of an Uncodified Ordinance approving the findings consistent with, and pursuant to, Government Code Section 65867.5. The motion carried by the following vote:

AYES: Councilmembers Lainez, Rebollo, and Mayor Argumedo (3)

Abstain: Councilmember Garcia(1)

Absent: Vice Mayor Altamirano (1)

Recommendation #4 - Councilmember Lainez moved, seconded by Mayor Argumedo, to approve the Conditions of Approval (as also incorporated into the Development Agreement).

The motion carried by the following vote:

AYES: Councilmembers Lainez, Rebollo, and Mayor Argumedo (3)

Abstain: Councilmember Garcia(1)

Absent: Vice Mayor Altamirano (1)

Recommendation #5 - Councilmember Lainez moved, seconded by Councilmember Rebollo, to direct staff to assign a number for the adopted Ordinance and Development Agreement.

The motion carried by the following vote:

AYES: Councilmembers Lainez, Rebollo, and Mayor Argumedo (3)

Abstain: Councilmember Garcia(1)

Absent: Vice Mayor Altamirano (1)

CITY COUNCIL/SUCCESSOR AGENCY REPORTS

Councilmember Garcia shared her participation in the Back to School Bash and Aces Banquet. She highlighted her interaction with the public works department, praising their efforts in providing sandbags for the storm preparation. She commended the team for their remarkable work.

Councilmember Lainez noted his attendance at the Back to School Bash and stated that he was not able to attend the Aces Banquet. He extended his gratitude to the public works team for their swift response in providing sandbags and ensuring the city's preparedness before the storm.

Councilmember Rebollo conveyed appreciation to the library staff for their recent events and acknowledged the dedication of the Public Works team. Councilmember Rebollo emphasized their commitment to community safety and recognized the efforts of bus operators who continued their service during the storm. Councilmember Rebollo was unable to attend the Aces banquet and

emphasized the success of the Back to School Bash.

Mayor Argumedo shared his engagement in various events, including the Back to School bash and a BBQ hosted by IBEW at their local facility. He attended a meeting with Mayor of Los Angeles Bass and Supervisor Janice Harn. At the meeting, it was discussed developing their collective approach to resource utilization and their commitment to bringing additional resources to the region. Mayor Argumedo thanked the public works team for their exceptional work with sandbags and applauded the efforts of other staff members.

ADJOURNMENT

Meeting adjourned at 7:49 in memory of employee who worked for Steven's Steakhouse over 50 years, Eli.