



City of Commerce

Meeting Minutes

Tuesday, March 12, 2024 - 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 the meeting to order at 5:04 p.m.

ROLL CALL

Present: 5 - Mayor Argumedo
Mayor Pro Tem Altamirano
Councilmember Garcia
Councilmember Lainez
Councilmember Rebollo

PUBLIC COMMENT ON CLOSED SESSION ITEMS

There were no individuals wishing to speak on any items on the Closed Session agenda.

RECESS TO CLOSED SESSION

The City Council/Successor Agency recessed to the Closed Session at 5:05 p.m.

1. CITY COUNCIL CONFERENCE REGARDING PUBLIC EMPLOYEE RECRUITMENT/EMPLOYMENT/APPOINTMENT pursuant to Government Code 54957 (b)
(1) Employee Title: City Manager
2. Pursuant to Government Code §54957.6 the City Council will confer with its labor negotiator, Vilko Domic, with respect to labor negotiations pertaining to 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), and Deputy Director of Parks and Recreation.

3. Pursuant to Government Code §54956.8, the City Council will confer with its real property negotiator, Vilko Domic, with respect to real estate negotiations with:

A. Wash-Tel Commerce, LLC concerning proposed price and other terms relating thereto, comprised of 6329 and 6355 Washington Boulevard, Commerce, California, commonly referred to as the Stahl Trust property.

B. Craig Realty Corporation concerning proposed price and other terms relating thereto, comprised of the former Commerce Community Development Commission-owned real property located along the Telegraph Road Corridor, south of Gaspar Avenue and north of the Commerce Casino [Tubeway Avenue], formerly known as 5809, 5819, 5823, 2901/2903, 5933, 5901, 5959, 6000, 6003 and 6233 Telegraph Road and 2240 Gaspar Avenue; 2311, 2322 and 2366 Travers Avenue, Commerce, California.

RECONVENE TO OPEN SESSION

City Council reconvened to Open Session at 6:25 p.m.

ORAL CLOSED SESSION ANNOUNCEMENT

City Attorney Tapia reported on Closed Session items:

Item #1 - City staff made a presentation, direction was provided and no reportable action was taken on this item.

Items #2 and #3 were not discussed in the Closed Session.

6:00 P.M. - CITY COUNCIL MEETING

CALL TO ORDER

Mayor Argumedo called regular City Council meeting to order at 6:27 p.m.

ROLL CALL

Present: 5 - Mayor Argumedo
Mayor Pro Tem Altamirano
Councilmember Garcia
Councilmember Lainez
Councilmember Rebollo

PLEDGE OF ALLEGIANCE

Director of Parks and Recreation led the Pledge of Allegiance

INVOCATION

Councilmember Rebollo offered the invocation.

APPEARANCES AND PRESENTATIONS

1. Proclamation Declaring March 21, 2024, as World Down Syndrome Day

Director of Parks and Recreation Alaniz conducted a presentation, introducing commissioners, Club 21 participants, and parents. Director Alaniz advocated for the wearing of quirky socks on March 21, 2024, symbolizing the celebration of uniqueness and fostering inclusivity. Mayor Argumedo read a proclamation.

PUBLIC COMMENT

Gloria Nezahualcoyotl urged the City Council to reassess the allocation of funds for senior programs, ensuring their effective utilization. She emphasized the need for programs to align with their intended purposes. Additionally, Nezahualcoyotl requested accommodations for seniors residing far from the nearest bus stops on the Blue and Red routes.

CONSENT CALENDAR

Councilmember Rebollo requested to pull item #5 for discussion, and Councilmember Garcia requested to pull items #6, and #7.

Item #5 – Councilmember Rebollo raised concerns regarding potential leaks following the completion of roof repairs. Noting that the interior ceiling still exhibited signs of leakage despite the roof repair, Councilmember Rebollo questioned why the interior issue had not been addressed. In response, Director of Parks and Recreation Alaniz clarified that the responsibility for ceiling repairs fell under the jurisdiction of the Public Works staff.

Additionally, Councilmember Rebollo asked staff to repair the ceiling at Bandini Park as soon as possible. Councilmember Garcia inquired regarding the final inspection process for project completion, to which Director Alaniz emphasized the collaborative effort among departments. When asked about timelines for addressing ceiling repairs and other related issues, Director Alaniz indicated that such requests would be handled by the Public Works Department, with prioritization based on urgency and efficiency.

Assistant City Manager Domic assured that staff would conduct another walkthrough to address any deficiencies, with any additional funding needs to be addressed during the Capital Improvement Program (CIP) budget presentation.

Mayor Argumedo recommended tabling the item to the next meeting due to the identified deficiencies and potential leaks. The City Council reached a consensus to postpone further discussion on the matter.

Item #6 – When Councilmember Garcia inquired about the allocation of Proposition A Funds, Assistant City Manager Vilko clarified that although these funds have not

been utilized directly, the money received would serve to address gaps within the Transportation department.

Councilmember Rebollo moved, seconded by Councilmember Lainez, to adopt the Resolution approving a Fund Trade Agreement for the exchange of Proposition A funds with the City of El Segundo. The motion was carried by the following vote:

AYES: Councilmembers Garcia, Lainez, Rebollo, Vice Mayor Altamirano and Mayor Argumedo (5)

Item #7 –In reply to Councilmember Garcia's inquiries regarding the city's obligation to approve the final design at present, Transportation Director McFerguson confirmed that indeed, the city is obligated to do so, even if the decision is made not to proceed with the project.

Vice Mayor Altamirano moved, seconded by Councilmember Lainez, to adopt a Resolution to approve the Fifth Amendment to the Professional Service Agreement between the City of Commerce and Stantec Architecture Incorporated for architecture and engineering services. The motion was carried by the following vote:

AYES: Councilmembers Garcia, Lainez, Rebollo, Vice Mayor Altamirano and Mayor Argumedo (5)

Councilmember Lainez moved, seconded by Vice Mayor Altamirano, to approve the consent calendar minus items #5, #6, and #7.

Ayes: 5 - Mayor Argumedo, Mayor Pro Tem Altamirano, Councilmember Garcia, Councilmember Lainez, and Councilmember Rebollo

2. Approval of Warrant Register Nos. 14A, 14B, and 14C
3. Approval of Minutes
4. Mixmaster Street Widening Project Phase 2 Reservation of a Portion of City Property for Roadway Purposes
5. Senior Citizens Center, Bandini Park and Teen Center Reroofing Project Acceptance
6. A Resolution Approving a Fund Trade Agreement for the Exchange of Proposition A Funds with the City of El Segundo
7. Fifth Amendment to the Professional Services Agreement with Stantec Architecture, Incorporated

SCHEDULED MATTERS

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

Sergeant Duarte presented statistics covering the month of February through March 8th.

Councilmember Rebbollo expressed gratitude to Sergeant Duarte and the Deputies for their dedicated efforts. She inquired about specialized training for deputies in handling individuals with special needs. Sergeant Duarte affirmed that they undergo training through the mental health foundation annually. Councilmember Rebbollo advocated for increased partnerships and collaboration with organizations like Club 21.

Councilmember Lainez highlighted the significance of the railroad in Commerce and expressed concerns about deputies' allocation of resources and time towards addressing railroad-related issues instead of focusing on residential areas. Sergeant Duarte explained that Union Pacific's response to issues is often delayed. Following further discussion, Councilmember Lainez requested that staff communicate with Union Pacific and BNSF to ensure the allocation of resources for maintaining cleanliness in those areas.

Mayor Argumedo noted the passage of Proposition 1 and expressed interest in understanding its impact on the city and how to secure resources for Commerce.

9. Consideration of Purchase and Installation of Outdoor Fitness Equipment at Rosewood Park through Sourcewell Cooperative Agreement with BCI Burke Company

Director of Parks and Recreation Alaniz delivered a presentation highlighting the deterioration of current equipment and emphasized that all expenses would be covered by Measure A Los Angeles County funds. According to Direcotr Alaniz, the location chosen was based on minimal use of the area, no trees relocation needed, and less impactful to the remaining of the park. Moreover, he noted the planned connectivity with the Pathway of Hopes.

Councilmember Garcia raised concerns about utilizing green space. She suggested exploring alternative sites near the basketball courts by the EOC to mitigate this concern.

Discussion ensued regarding the suitability of various locations, considering noise levels and space constraints, including the potential need to remove trees. In

response to Councilmember Garcia's inquiry about maintenance, Director Alaniz assured that the equipment carries a 20-year warranty.

Councilmember Rebollo advocated for prioritizing a project at Bristow Park, citing its worse condition compared to Rosewood. Director Alaniz countered that Rosewood sees greater equipment usage, and the City could apply for more funds from Measure A could be allocated for Bristow Park.

Councilmember Lainez highlighted the proximity of the proposed site to the Senior Center, anticipating increased utilization. This aligns with the Parks Master Plan's goal of promoting fitness and a healthy lifestyle.

Consideration was given to the current use of the location for soccer overflow games. Vice Mayor Altamirano suggested installing rubber flooring for safety, but Director Alaniz cautioned against it due to cost and maintenance concerns.

Mayor Argumedo suggested utilizing existing equipment location and retaining existing trees within the project area and relocating younger trees to another park. Mayor Argumedo emphasized the safety benefits of rubber flooring and proposed adding a hard roof to prolong equipment lifespan.

Further discussion centered on preserving trees and green space, as well as exploring alternative locations, such as behind the EOC. Director Alaniz noted the noise generated by basketball and the importance of visibility. Councilmember Garcia requested additional analysis and options for presentation at a future City Council meeting.

Consequently, the item was deferred to a future meeting for further deliberation.

10. Appointment/Reappointment to the Commission on Disabilities Access and Opportunity

Director of Administrative Services and City Clerk Shumway provided a brief overview of the staff report. Based on the ranking done by all COuncilmembers, the following individuals were re-appoint and appointed to the commission:

Elizabeth Del Carmen Martinez
Alfonzo Mendez Atilano
Mairim Madrigal
Jonathan Melendez
Erika Bajorquez

ORDINANCES

**11. Introduction and First Reading of an Ordinance Amending Commerce
Municipal Code, Chapter 2.04.050 Related to the City Manager Position**

City Attorney Tapia provided a brief overview of the staff report.

Councilmember Garcia moved, seconded by Vice Mayor Altamirano, to introduce for First Reading, read by title only, and waive further reading of an Ordinance amending Commerce Municipal Code, Title 2 (Administration), Chapter 2.04.050 related to the City Manager position. The motion was carried by the following vote:

Ayes: 5 - Mayor Argumedo, Mayor Pro Tem Altamirano, Councilmember Garcia, Councilmember Lainez, and Councilmember Rebollo

**12. Introduction and First Reading of an Ordinance Amending Commerce
Municipal Code, Chapter 2.04.080 Related to the City Manager Position**

City Attorney Tapia presented a summary of the staff report.

During the discussion, there was consideration regarding whether this alters the previous procedure. City Attorney Tapia clarified that it constitutes a notable change, as in the prior approval in 2019, the authority to hire and terminate executive-level employees was delegated to the City Manager.

Vice Mayor Altamirano moved, seconded by Councilmember Garcia, to introduce for First Reading, read by title only, and waive further reading of an Ordinance amending Commerce Municipal Code, Title 2 (Administration), Chapter 2.04.080, related to the City Manager position. The motion was carried by the following vote:

Ayes: 5 - Mayor Argumedo, Mayor Pro Tem Altamirano, Councilmember Garcia, Councilmember Lainez, and Councilmember Rebollo

CITY COUNCIL/SUCCESSOR AGENCY REPORTS

Councilmember Garcia expressed her heartfelt condolences to the Barragan family for their loss of Lupe Barragan.

Councilmember Lainez also extended condolences to the Barragan family. Additionally, he shared his participation in Read Across America and thanked the deputies from the Sheriff's Department who took part. Councilmember Lainez reported attending various events including the Commerce Business Council Installation Dinner, a Clippers Game event, and expressed gratitude to Frank Garcia and other staff for their efforts in organizing these events for Commerce residents. He also mentioned attending all five performances of Unplugged Juniors' production of Aladdin and congratulated Amber Torres on her upcoming role as Supervisor of the Teen Center. Furthermore, Councilmember Lainez asked to agendaize a review of approved and funded job positions that remain unfilled.

Councilmember Rebollo echoed condolences to the Barragan family and reported attending similar events as Councilmember Lainez. She suggested exploring the possibility of renting a theater for Unplugged productions and commended Public Safety Manager Edson for his social media efforts regarding enforcement, including addressing vehicles obstructing roadways and sidewalks. Councilmember Rebollo recommended amending the municipal code to allow residents to create parking spaces on their front lawns to address parking issues.

Vice Mayor Altamirano agreed on the importance of discussing parking issues and recognized Sonia, the Library Director, for her creativity on library programs.

Mayor Argumedo shared his attendance at Clippers events, the Commerce Business Council Installation Dinner, and a quarterly Mayor's meeting with the Business Council. He concurred with the need to review the Municipal Code, suggesting options such as permit parking or implementing T-marks. Additionally, Mayor Argumedo conveyed his condolences to the Barragan family.

ADJOURNMENT

Meeting adjourned at 8:39 p.m. in memory of Lupe Barragan.