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Tuesday, March 2, 2021 - 5:00 PM

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## Agenda

### 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

*On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California as a result of the threat of COVID-19. On March 17, 2020, Governor Newsom issued Executive Order N-29-20 (superseding the Brown Act-related provisions of Executive Order N-25-20 issued on March 12, 2020), which allows a local legislative body to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body. Pursuant to Executive Order N-29-20, please be advised that members of the Commerce City Council will participate in meetings telephonically.*

*Further, in the interest of maintaining appropriate social distancing, and restricting gatherings of over ten (10) people, due to the health risks associated with COVID-19 pursuant to Federal, State and County orders, directives and/or guidelines, this meeting is closed to the public and will instead be streamed live, accessible at [www.ci.commerce.ca.us](http://www.ci.commerce.ca.us). Members of the public may participate telephonically by calling and submitting their comments at 323-887-4442, or may submit written comments through email at [cityclerk@ci.commerce.ca.us](mailto:cityclerk@ci.commerce.ca.us).*

#### **5:00 P.M. CLOSED SESSION**

##### **CALL TO ORDER**

*Mayor/Chairperson Altamirano*

##### **ROLL CALL**

*City Clerk Shumway*

##### **PUBLIC COMMENT ON CLOSED SESSION ITEMS**

*Pursuant to Executive N-29-20 and given the current health concerns, members of the public can access meetings live on-line, with audio and limited video, at [www.ci.commerce.ca.us](http://www.ci.commerce.ca.us) and on Cable Channel. In addition, members of the public can submit comments electronically for consideration by the email by sending them to [cityclerk@ci.commerce.ca.us](mailto:cityclerk@ci.commerce.ca.us) or calling 323-887-4442. To ensure distribution to the members of the City Council prior to consideration of the agenda, please submit comments prior to 4 P.M. the day of the meeting. Those comments, as well as any comments received after 4 P.M., will be also distributed to the members of the City Council during the meeting and will be made part of the official public record of the meeting.*

*Written comments received prior to the meeting or during public comment or public hearing item will be read for the record within 3 minutes allocated time.*

##### **RECESS TO CLOSED SESSION**

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.
2. Pursuant to Government Code §54956.8, the City Council will confer with its real property negotiator, Edgar Cisneros, with respect to real estate negotiations with:
  - A. 5476 Jillson St. (APN 6335-019-023), 5530 Jillson St. (APN 6335-019-042), 2500 S Eastern Ave. (APN 6335-024-046), (APN 6335-024-03), (APN 6335-024-039), (APN 6335-024-048), (APN 6335-024-04), (APN 6335-024-043), (APN 6335-024-044), (APN 6335-024-045), 5600 Jillson St. (APN 6335-023-049), (APN 6335-023-0), (APN 6335-023-054), 5611 E Washington Blvd. (APN 6335-023-048), 5571 E. Washington Blvd. (APN 6335-024-056), (APN 6335024057), and 5555 E. Washington, Commerce, CA 90040
  - 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.
  - C. 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.
  - D. (APN: 6357-016-906), 7155 E. Gage Ave (APN: 6357-016-907), 7165 E. Gage Ave (APN: 6357-016-909), 7169 E. Gage Ave (APN: 6357-016-908).
  - E. 6364 Zindell Street, Commerce, CA (APN: 6357-015-900 and 6357-019-304) and 7316 E. Gage Ave. (APN: 6357-018-005).

3. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code Section 54956.9(d)(1). One (1) case: Coalition for Responsible Equitable Economic Development Los Angeles, an unincorporated association; Carlos Mendivil, James Moreno and David Pimenov *v the City of Commerce, the City Council of the City of Commerce, and City of Commerce Public Works and Development Services department et al.* - Superior Court of the State of California, County of Los Angeles, Case No. 19STCP03329.
4. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code Section 54956.9(d)(1). One (1) case: East Yard Communities for Environmental Justice *v the City of Commerce, et al.* - Superior Court of the State of California, County of Los Angeles, Case No. 19STCP03310.
5. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code Section 54956.9(d)(1). One (1) case: ZVI (aka) Harry Ryzman and Betty Ryzman, as Trustees of the Ryzman Family *v the City of Commerce, acting in a separate limited capacity elected to serve as the Successor Agency to the Commerce Community Development Commission et al.* - Superior Court of the State of California, County of Los Angeles, Case No. 19STCP02821.
6. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code Section 54956.9(d)(1). One (1) case: *Morley Justman and Catherine Justman, as Trustees of the Justman Family Trust dated February 8, 1991 vs. City of Commerce, acting in a separate limited capacity elected to serve as the Successor Agency to the Commerce Community Development Commission et al.* - Superior Court of the State of California, County of Los Angeles, Case No. 20STCP00446.

## RECONVENE TO OPEN SESSION

## ORAL CLOSED SESSION ANNOUNCEMENT

### 6:00 P.M. - CITY COUNCIL MEETING

#### CALL TO ORDER

Mayor/Chairperson Altamirano

#### ROLL CALL

City Clerk Shumway

## APPEARANCES AND PRESENTATIONS

1. Presentation/Update from the Sheriff's Department Regarding Public Safety in the City of Commerce
2. Proclamation Declaring March 2021 as American Red Cross Month in the City of Commerce

**Attachments:** [Proclamation](#)

**PUBLIC COMMENT**

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Written comments received prior to the meeting or during public comment or public hearing item will be read for the record within 3 minutes allocated time.

**CONSENT CALENDAR**

Items under the Consent Calendar are considered to be routine and may be enacted by one motion. There will be no discussion of these items unless members of the Public or City Council request specific items to be removed from the Consent Agenda for a separate discussion. If the item is desired to be discussed separately, it should be the first item under Scheduled Matters.

**3. Approval of Warrant Register Nos. 14A, and 14B**

The City Council and Successor Agency will consider for approval the bills and claims set forth in Warrant Registers No. 14A, dated March 2, 2021, and No. 14B dated February 17, 2021, to February 24, 2021.

**Attachments:**     [14A 2021](#)  
                          [14B 2021](#)

**4. Approval of Minutes**

The City Council and Successor Agency will consider for approval the minutes of the Regular City Council Meeting of Tuesday, February 16, 2021, held at 5:00 p.m., and the minutes of the Regular City Council Meeting of Tuesday, February 2, 2021, held at 5:00 p.m.

**Attachments:**     [2021-02-16 CC Minutes](#)  
                          [2021-02-02 CC Minutes](#)

**5. Contract Change Order No. 1 to Nelson/Nygaard for Providing City Staff Assistance for a Public Hearing, Design and Produce New System Bus Maps, and Create Videos for the Public Regarding Upcoming Transit Service Changes**

The City Council will consider for adoption a Resolution approving Contract Change Order No. 1 to Nelson/Nygaard for providing city staff assistance for a public hearing, design and produce new system bus maps, and create animated explainer videos for the public regarding upcoming transit service changes.

**Attachments:**     [Staff Report](#)  
                          [Resolution](#)  
                          [Change Order No. 1](#)

**SCHEDULED MATTERS****6. Bristow Library and Snack Bar Roofing and HVAC Replacement Project**

The City Council will consider 1) rejecting all bids for the Bristow Library and Snack Bar Roofing and HVAC Replacement Project; or 2) adopting a Resolution approving a Construction Contract with Archico Design Build, Inc., for the Bristow Library and Snack Bar Roofing and HVAC Replacement Project, and appropriating \$1,404,198.00 from Measure AA Fund Balance for the project.

**Attachments:**      [Staff Report](#)  
[Resolution](#)  
[Bid Analysis](#)  
[Construction Agreement](#)  
[Letter of Protest](#)

**7. Authorization of an Assessment of the City's Facility Infrastructure Energy Needs to Potentially Achieve Savings**

The City Council will consider authorizing an assessment of the City's facility infrastructure energy needs in order to determine potential savings and direct staff to enter into a letter of intent and professional services agreement with ABM and/or SES, and/or take any other action deemed appropriate by the City Council.

**Attachments:**      [Staff Report](#)  
[ABM Presentation](#)  
[SES Presentation](#)  
[ABM Letter of Intent Draft](#)  
[SES Letter of Intent Draft](#)

**8. Status Update on Site Declared by the City Council as an Emergency Requiring the Demolition of an Existing Hazard Posed by City-owned Building at 6241 Telegraph Road; and Continued Authorization for Emergency Work**

The City Council will receive a report updating the City Council on the emergency work for the demolition of 6241 Telegraph Road, and determine, by a four-fifths vote, that there is a need to continue the actions authorized by Resolution No. 21-17 for the emergency demolition work, pursuant to Public Contract Code Section 22050.

**Attachments:**      [Staff Report](#)

**CITY COUNCIL/SUCCESSOR AGENCY REPORTS****ADJOURNMENT**

*Written materials distributed to the City Council are available for public inspection immediately following the posting of this agenda (at least 72 hours prior to a regular City Council meetings) in the City Clerk's Office posting board, at Commerce City Hall, 2535 Commerce Way, Commerce, California, and via City's website.*

*If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person who requires a disability-related modification or accommodation, in order to observe and/or offer public comment may request such reasonable modification, accommodation, aid, or service by contacting via email to [cityclerk@ci.commerce.ca.us](mailto:cityclerk@ci.commerce.ca.us) or by telephone at 323-722-4805 no later than 9 AM on the day of the scheduled meeting.*