



Tuesday, March 20, 2018 - 5:00 PM

Agenda

CONCURRENT ADJOURNED 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/Chairperson Rebollo

ROLL CALL

City Clerk Shumway

PUBLIC COMMENT ON CLOSED SESSION ITEMS

Citizens wishing to address the City Council and Successor Agency on any item on the Closed Session agenda may do so at this time. Please complete a speaker's card and give it to the City Clerk/Secretary prior to commencement of the City Council/ Successor Agency meetings. Please limit your remarks to three (3) minutes.

RECESS TO CLOSED SESSION

1. Pursuant to Government Code §54956.8, the Successor Agency will confer with its real property negotiator, Edgar Cisneros, with respect to real estate negotiations with 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.
2. Pursuant to Government Code §54956.8, the Successor Agency will confer with its real property negotiator, Edgar Cisneros, with respect to real estate negotiations concerning proposed price and other terms relating to the property located at 5476 Jillson St (6335-019-023), 5530 Jillson St (6335-019-042), 2500 S Eastern Ave (6335-024-046), 6335-024-038, 6335-024-039, 6335-024-048, 6335-024-042, 6335-024-043, 6335-024-044, 6335-024-045, 5600 Jillson St (6335-023-049), 6335-023-053, 6335-023-054, 5611 E Washington (6335-023-048), 5571 E Washington (6335-024-056).
3. Conference with Legal Counsel Pursuant to Government Code Sections 54956.9(d)(2) and 54956.9(e)(3) Regarding Anticipated/Potential Litigation - One (1) Matter

RECONVENE TO OPEN SESSION

ORAL CLOSED SESSION ANNOUNCEMENT

6:00 P.M. - CITY COUNCIL MEETING

CALL TO ORDER

Mayor/Chairperson Rebollo

ROLL CALL

City Clerk Shumway

PLEDGE OF ALLEGIANCE

Finance Director Domic

INVOCATION

Mayor Pro Tem Altamirano

APPEARANCES AND PRESENTATIONS

1. Introduction of Miss Commerce 2018 and the Royal Court and the Young Man of the Year 2018
2. A Proclamation Designating March 21, 2018 as Down Syndrome Awareness Day, Declaring the Month of April 2018 as Autism Awareness Month; and Presentation of Certificate of Recognition to Gabriela Casillas Pao for her Advocacy Efforts for Children with Special Needs, and Presentation of Certificate to Daniel Serrer.

Attachments: [Proclamation -Down Syndrome March 21, 2018](#)

[Proclamation Autism Awareness](#)

[Certificate -Daniel Serrer](#)

[Cert Gabriella Casillas](#)

PUBLIC COMMENT

Citizens wishing to address the City Council and Successor Agency on any item on the agenda or on any matter not on the agenda may do so at this time. State law (Government Code Section 54950 et seq.) prohibits the City Council from taking action or engaging in discussion on a specific item unless it appears on a posted agenda. Upon request, the City Council may, in their discretion, allow citizen participation on a specific item on the agenda at the time the item is considered by the City Council. If you wish to address the City Council/Successor Agency at this time, please complete a speaker's card and give it to the City Clerk prior to commencement of the City Council meeting. Please limit your remarks to three (3) minutes.

To increase the effectiveness of the Public Comment Period, the following rules shall be followed: No person shall make any remarks which result in disrupting, disturbing or otherwise impeding the meeting.

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. 16A and 16B

The City Council and Successor Agency will consider for approval the bills and claims set forth in Warrant Registers No. 16A dated March 20, 2018 and 16B for the period of March 7, 2018 through March 15, 2018.

Attachments: [16A 2018](#)

[16B 2018](#)

4. Approval of Minutes

The City Council and Successor Agency will consider for approval the minutes of the Regular City Council Meeting of Tuesday, March 6, 2018, held at 5:00 p.m.

Attachments: [2018-03-06 CC Minutes](#)

5. Agreement with the Franchise Tax Board for Participation in a Data Exchange Program

The City Council will consider for adoption the Resolution approving an Agreement with the Franchise Tax Board for participation in a data exchange program.

Attachments: [Staff Report](#)
 [Resolution](#)
 [Agreement](#)

6. Request for Additional Allocation for the Provisor Building Structural Retrofit

The City Council will consider for approval additional allocation of \$8,000 for the Provisor Building Structural Retrofit Project.

Attachments: [Staff Report](#)

SCHEDULED MATTERS**7. First Amendment to the Contingent Agreement to Purchase and Sell Real Estate to Wash-Tel Commerce, LLC and Craig Realty Group Citadel, LLC**

The Successor Agency will consider for adoption a Resolution approving the First Amendment to the Contingent Agreement to Purchase and Sell Real Estate to Wash-Tel Commerce, LLC and Craig Realty Group Citadel, LLC.

Attachments: [Staff Report](#)
 [RESOLUTION](#)
 [First Amendment to Purchase Agreement Wash Tel Sen Rev 3-16-18 Iss](#)

8. Contingent Agreement to Purchase and Sale and Joint Escrow Instructions Between the Successor Agency and the City of Commerce, for Land in the City of Commerce, California

The Successor Agency will consider for approval a proposed Resolution approving the Contingent Agreement to Purchase and Sale and Joint Escrow Instructions between the Successor Agency to the Commerce Community Development Commission and the City of Commerce, for Land in the City of Commerce, California.

Attachments: [Staff Report](#)
 [Resolution](#)
 [Successor Agency-City Purchase Agreement](#)

9. Contingent Agreement to Purchase and Sale and Joint Escrow Instructions Between the City of Commerce and the Successor Agency to the Commerce Community Development Commission, for Land in the City of Commerce, California

The City Council will consider for adoption a Resolution approving the Contingent Agreement to Purchase and Sell Real Estate between the Successor Agency to the Commerce Community Development Commission and the City of Commerce, for Land in the City of Commerce, California.

Attachments: [Staff Report](#)
 [Resolution](#)
 [Successor Agency-City Purchase Agreement](#)

10. Agreement with EV Connect to Install Four Electric Vehicle Charging Stations

The City Council will consider for adoption a Resolution approving the Agreement with EV Connect to Install Four Electric Vehicle Charging Stations at City Hall with Grant Funds Sponsored by Electrify America.

Attachments: [Staff Report](#)
 [Resolution](#)
 [Agreement](#)
 [Specifications](#)
 [Site Plan](#)

11. Report on Green Zones Phase 1 Implementation

The City Council will receive and file recommendations related to implementation of Green Zones Phase 1, and take appropriate action as may be deemed necessary.

Attachments: [Staff Report](#)
 [Green Zones Working Group Action Plan](#)
 [Framework](#)
 [Green Zones Phase I Implementation](#)
 [Green Zones Action Plan Business Questionnaire](#)
 [HRA Advisors Commerce Green Zones Analysis](#)
 [Benchmarking Study](#)
 [Job Description](#)

12. Declaring an Emergency for Performing Modifications to the Veterans Park Fire Sprinkler System for Continued Fire Certification and Insurance Coverage of the Building

The City Council will consider for adoption Resolution declaring an emergency for performing modifications to the Veteran's Park fire sprinkler system for continued fire certification and insurance coverage of the building, and making findings in support thereof.

Attachments: [Staff Report](#)
 [Resolution](#)
 [Fire Prevention Vets Not in Compliance report](#)
 [Fire Prevention Vets Certification Old](#)

13. Committee and Commission Appointments

The City Council will consider making appointments to the Traffic Commission and Planning Commission.

Attachments: [Staff report](#)

ORDINANCES**14. An Ordinance Extending Interim Ordinance No. 689 which Enacted a Moratorium on Rent Increases**

The City Council will consider for adoption Ordinance extending the moratorium on the raising of rents and temporary measures protecting residents from eviction for a period of one year; and determine that the proposed Ordinance is exempt from the environmental review requirements of the California Environmental Quality Act (CEQA).

Attachments: [Staff Report](#)
 [Ordinance](#)
 [Ord 689](#)
 [Ord 689-B](#)
 [Written 10 Day Report](#)

15. Ordinance Addressing Illegal Dumping - Second Reading

The City Council will consider for adoption Ordinance adding Chapter 6.21, "Illegal Dumping" to Title 6, "Health and Sanitation" of the Commerce Municipal Code Establishing Prohibitions Against Illegal Dumping.

Attachments: [Staff report](#)
 [Ordinance](#)

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, at Commerce City Hall, 2535 Commerce Way, Commerce, California, and the Central Library, 5655 Jillson Street, Commerce, California.

Meeting facilities are accessible to persons with disabilities. In compliance with the Americans with Disabilities Act (ADA) if you need special assistance to participate in this meeting, notify the Office of the City Clerk at (323) 722-4805 at least 24 hours prior to the meeting.