



Tuesday, July 2, 2019 - 5:00 PM

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

5:00 P.M. CLOSED SESSION

CALL TO ORDER

Mayor/Chairperson Soria

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 §54957.6 the City Council will confer with its labor negotiator, Edgar 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.
2. Pursuant to Government Code 54957, the City Council will consider personnel matters related to the recruitment of a Parks and Recreation Director and Assistant City Manager.

3. 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. 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.
 - B. 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.
 - C. BNSF concerning proposed price and other terms relating thereto, comprised of: APN (6335-022-800), APN (6335-022-801), APN (6335-023-800), APN (6335-023-801), APN (6335-025-805), APN (6335-025-807), APN (6335-014-805) and APN (6335-014-806)
4. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code Section 54956.9(d)(1). One (1) case: *County Sanitation District No. 2 of Los Angeles County v Commerce Refuse-To-Energy Authority (respondent and defendant), and the City of Commerce (real party in Interest), et al.* - Superior Court of the State of California, County of Los Angeles, Case No. 19STCP02428.

RECONVENE TO OPEN SESSION

ORAL CLOSED SESSION ANNOUNCEMENT

6:00 P.M. - CITY COUNCIL MEETING

CALL TO ORDER

Mayor/Chairperson Soria

ROLL CALL

City Clerk Shumway

PLEDGE OF ALLEGIANCE

Robert Lipton

INVOCATION

Councilmember Mendoza

APPEARANCES AND PRESENTATIONS

1. Commendation Recognizing Joe Aguilar for Receiving the Older American Recognition Award from the Los Angeles County Commission for Older Americans.

Attachments: [Commendation](#)

2. Commendation Recognizing Robert Lipton on the Occasion of his Retirement after 31 Years of Exceptional Service to the City

Attachments: [Commendation](#)

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. 23A, and 23B

The City Council and Successor Agency will consider for approval the bills and claims set forth in Warrant Registers No. 23A dated July 2, 2019, and 23B for the period of June 19, 2019 to June 27, 2019.

Attachments: [23 A 2019.pdf](#)
 [23 B 2019.pdf](#)

4. Approval of Minutes

The City Council and Successor Agency will consider for approval the minutes of the Regular City Council Meeting of Tuesday, June 4, 2019, held at 6:00 p.m., the minutes of Regular City Council Meeting of Tuesday, June 18, 2019, held at 5:00 p.m., and the minutes of the Special City Council Meeting of Tuesday, June 18, 2019, held at 7:00 p.m.

Attachments: [2019-06-18 CC Minutes](#)
 [2019-06-04 CC Minutes](#)
 [2019-06-18 CC Minutes Special](#)

5. A Proclamation Declaring the Month of July as Parks & Recreation Month

Attachments: [Proclamation](#)

6. City of Commerce Tree Planting Program

The City Council will receive and file a status update report on the City's Tree Planting Program.

Attachments: [Staff Report](#)
 [Revised Tree Policy](#)

7. Authorize Staff to Issue an RFP for Tree Maintenance Services

The City Council will consider authorizing staff to issue a Request for Proposal (RFP) or provide direction to staff on other options for the provision of tree maintenance services.

Attachments: [Staff Report](#)

8. Contingent Agreement to Purchase and Sell Real Estate to Ramez Karkafi

The Successor Agency to the Commerce Community Development Commission will consider for adoption a Resolution approving the Contingent Agreement to Purchase and Sell land to Ramez Karkafi.

Attachments: [Staff report](#)
 [Resolution](#)
 [Formal Appraisal- 2143 S Atlantic Bl \(3\)](#)

9. Installation of Red Curb Markings Along Driveway at 7222 East Gage Avenue

The City Council will consider for adoption a Resolution approving the installation of proposed red curb markings at both ends of the existing driveway located along 7222 East Gage Avenue in order to improve sight distance and traffic safety.

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

10. Un-award Construction Contract Agreement to Myers & Sons Hi-Way Safety, Inc. and Rescind Resolution 10-060; Reject All Construction Bids; Approve Revised Contract Documents; and Authorize Staff to Advertise for Bids for the Citywide Wayfinding Vehicular Directional Signs Project

The City Council will consider for adoption a Resolution un-awarding the Construction Contract Agreement to Myers & Sons Hi-Way Safety, Inc.; Rescinding Resolution 19-060 in its entirety; rejecting all construction bids; approving the revised contract documents; and authorizing staff to advertise for bids for the Citywide Wayfinding Vehicular Directional Signs Project.

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

11. South Coast Air Quality Management District (Carl Moyer Program) Grant Funds

The City Council will consider for adoption a Resolution authorizing the use of South Coast Air Quality Management District (Carl Moyer Program) Grant Funds.

Attachments:

[Staff Report](#)

[Resolution](#)

[Agreement](#)

[Carl Moyer Program Guidelines](#)

ORDINANCES

12. Introduction and First Reading of Uncodified Ordinance Approving Development Agreement with Citadel Holdings Group, LLC; and Uncodified Ordinance Approving Development Agreement with Wash-Tel Commerce, LLC and Citadel Holdings Group, LLC; and the Master Sign Plan for Area 1, Area 2, and Area 3; and Approval the Final Environmental Impact Report for the Citadel Outlets Expansion and 10-Acre Development Project, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program.

The City Council will consider for Introduction and First Reading of Uncodified Ordinance Approving Development Agreement with Citadel Holdings Group, LLC; and Uncodified Ordinance Approving Development Agreement with Wash-Tel Commerce, LLC and Citadel Holdings Group, LLC; and the Master Sign Plan for Area 1, Area 2, and Area 3; and Approval the Final Environmental Impact Report for the Citadel Outlets Expansion and 10-Acre Development Project, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program.

Attachments:

[Staff Report](#)

[1. Attachment A. Resolution](#)

[2. Attachment B.Uncodified Ordinance.Development Agreement No. 18.032.pdf](#)

[3. Attachment C.Uncodified Ordinance.Development Agreement 18-033.pdf](#)

[4. Attachment D.Citadel Outlets Master Sign Plan](#)

[5. Attachment E.Final EIR](#)

[5.A Attachment E.Final EIR.Appendices.Vol. 1](#)

[5.B Attachment E.Final EIR.Appendices.Volume 2](#)

[5.C Attachment E.Final EIR.Appendices.Volume 3](#)

[5.D Attachment E.Final EIR.Appendices.Volume 4](#)

[6. Attachment F.Statement of Overriding Considerations](#)

[7. Attachment G.Mitigation Monitoring and Reporting Program](#)

[8. Attachment H.Draft EIR.dated March 15.2019.pdf](#)

[8.A Attachment H.Draft EIR.Appendices.Volume 1.pdf](#)

[8.B Attachment H.Draft EIR.Appendices.Volume 2.pdf](#)

[8.C Attachment H.Draft EIR.Appendices.Volume 3.pdf](#)

[9. Attachment I.Public Comment Letters.pdf](#)

13. Adoption and Second Reading of Ordinance Approving Development Agreement for the Operation of Commercial Cannabis Activities, for Commercial Cannabis Permit Application No. 18-023

The City Council will consider for adoption and second reading Ordinance approving Development Agreement for the Operation of Commercial Cannabis Activities, for Commercial Cannabis Permit Application No. 18-023; approving findings consistent with Government Code Section 65867.5; approve the Conditions of Approval; and finding the Development Agreement is exempt from further CEQA review and direct staff to prepare and file corresponding Notice of Exemption.

Attachments: [Staff Report](#)
[Attachment 1 - 18-023 AE Investment Group LLC](#)
[indemnification agreement](#)
[Semi-final CCP18 Conditions of approval](#)
[Location Map](#)

SCHEDULED MATTERS

14. Approval of 2019-2024 Municipal Law Enforcement Services Agreement with the Los Angeles County Sheriff's Department

The City Council will consider for adoption a Resolution authorize the City Manager to execute a Municipal Law Enforcement Services Agreement between the City and the County of Los Angeles for law enforcement services provided by the Los Angeles County Sheriff's Department for the period of July 1, 2019 through June 30, 2024.

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

15. Agreement with Matrix Consulting Group for Police Services Alternatives Analysis

The City Council will consider for adoption a Resolution approving Professional Services Agreement with Matrix Consulting Group for a Police Services Alternatives Analysis.

Attachments: [Staff report](#)
[Resolution- Matrix](#)
[Professional Services Agreement](#)
[Matrix Consulting Group Commerce Police eProposal](#)
[Management Partners Proposal](#)

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.