



Tuesday, July 16, 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.** 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.
- 3.** Pursuant to Government Code 54957, the City Council will consider personnel matters related to the recruitment of a Director of Public Works and Development Services.

4. 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. 5550 Harbor St., Commerce, CA 90040 (6335-025-009), 2300 S. Eastern Ave. (6335-025-010)
 - B. 5625 Jillson St., Commerce, CA 90040 (6335-025-905)
 - C. 5555 Jillson St., Commerce, CA Property (APN 6335-025-906)
 - D. 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)
 - E. 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), 5555 E. Washington, Commerce, CA 90040 (APN 6335024057).
 - F. 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.

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

Transportation Director McFerguson

INVOCATION

Mayor Pro Tem Altamirano

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.

1. Approval of Warrant Register Nos. 24A, and 24B

The City Council and Successor Agency will consider for approval the bills and claims set forth in Warrant Registers No. 24A dated July 16, 2019, and 24B for the period of July 3, 2019 to July 19, 2019.

Attachments: [24B 2019](#)
 [24A 2019](#)

2. Rescheduling of August 6, 2019, Regular City Council Meeting

The City Council will consider rescheduling Tuesday, August 6, 2018, Regular City Council meeting due to National Night Out Activities.

Attachments: [Staff report](#)

3. Integrated Transportation and Traffic Control System Agreement with the County of Los Angeles

The City Council will consider for adoption a Resolution approving the Integrated Transportation and Traffic Control System Agreement between the City of Commerce and the County of Los Angeles.

Attachments: [Staff Report](#)
 [Resolution](#)
 [Attachment 1](#)
 [Attachment 2](#)
 [Attachment 3](#)

4. Purchase and Sale Agreement and Escrow Instructions Between Ventures Homebuilding, LLC, and the City of Commerce, for Land in the City of Commerce, California

The City Council will consider for adoption a Resolution approving the Agreement to Sell Land and Escrow Instructions between City Ventures Homebuilding, LLC, and the City of Commerce, for Land in the City of Commerce, California.

Attachments: [Staff Report](#)
 [Resolution](#)
 [Purchase and Sale Agreement - Jillson](#)
 [Purchase and Sale Agreement- Harbor](#)

5. Agreement with Lead Tech Environmental for Asbestos and Lead-Based Paint Consulting Services for Home Preservation Grant Program Community Development Block Grant Program

The City Council will consider for adoption a Resolution approving an Agreement with Lead Tech Environmental for asbestos and lead-based paint consulting services in conjunction with the Home Preservation Grant Program (CDBG).

Attachments: [Staff Report](#)
 [Resolution](#)
 [Agreement](#)
 [Proposal Lead Tech Environmental 2019-2020](#)
 [Exhibit 2 General Conditions Lead Tech Environmental 19-20.doc](#)

6. Amendment to an Existing Home Preservation Grant Program Contract for the Property Located at 6010 Jillson Street

The City Council will consider for adoption a Resolution approving an Amendment to an existing contract for the Home Preservation Grant Program (CDBG) for property located at 6010 Jillson Street.

Attachments: [Staff Report](#)
 [Resolution](#)
 [Amendment to Construction Contract](#)

7. Agreement with County of Los Angeles Department of Animal Care and Control for FY 2019-2024

The City Council will consider for adoption a Resolution approving an Agreement with County of Los Angeles Department of Animal Care and Control, and FY 2019-2024 service level request.

Attachments: [Staff Report](#)
 [Resolution](#)
 [Service Agreement Packet- Commerce \(3\).pdf](#)

PUBLIC HEARING

8. Confirmation of 2018-2019 Weed Abatement Charges

The City Council will conduct a public hearing to consider the confirmation of the 2018-2019 Weed Abatement Charges as recommended by the Los Angeles County Agricultural Commissioner/Director of Weights and Measures.

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

ORDINANCES

9. Adoption and Second 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

The City Council will consider for adoption and second reading and waive Second Reading of uncodified Ordinance Approving Development Agreement No. 18-032; uncodified Ordinance Approving Development Agreement No. 18-033; and the Master Sign Plan for Area 1, Area 2, and Area 3.

Attachments: [Staff Report](#)
 [1. Attachment A.Uncodified Ordinance.Development Agreement No. 18.032.pdf](#)
 [2. Attachment B.Uncodified Ordinance.Development Agreement 18-033.pdf](#)
 [3. Attachment C.Citadel Outlets Master Sign Plan](#)

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.