

ALL ITEMS FOR CONSIDERATION BY THE CITY COUNCIL/COMMISSION  
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AGENDA FOR THE CONCURRENT REGULAR MEETINGS OF  
THE CITY COUNCIL OF THE CITY OF COMMERCE AND  
THE COMMERCE COMMUNITY DEVELOPMENT COMMISSION  
COUNCIL CHAMBERS  
5655 JILLSON STREET, COMMERCE, CALIFORNIA

TUESDAY, MARCH 18, 2008 – 6:30 P.M.

CALL TO ORDER

Mayor/Chairperson Fierro

PLEDGE OF ALLEGIANCE

J. Jimenez,  
Director of Parks and Recreation Department

INVOCATION

Councilmember/Commissioner Lopez

ROLL CALL

City Clerk/Assistant Secretary Olivieri

REORGANIZATION OF CITY COUNCIL

1. Annual Reorganization of City Council

The **City Council** will make its annual selection of Mayor and Mayor Pro Tempore for the period of March 2008 to March 2009.

PUBLIC HEARINGS

2. Joint Public Hearing – City Council and Commerce Community Development Commission - Authorizing Commerce Community Development Commission to Enter into Disposition and Development Agreement with Costco Wholesale Corporation for the Purpose of Redevelopment, Respective Resolutions Related Thereto and Approval of Disposition and Development Agreement

The **City Council and Commission** will conduct a joint public hearing to consider authorizing the Commission to enter into a Disposition and Development Agreement with Costco Wholesale Corporation, concerning the sale and development of property located at 6333 Telegraph Road, Commerce, commonly referred to as the Firestone Property.

Following the joint public hearing, the **City Council and Commission** will consider for approval and adoption respective proposed Resolutions regarding adoption of the Mitigated Negative Declaration pursuant to CEQA, and respective proposed Resolutions authorizing the Commission to enter into the Disposition and Development Agreement, subject to Commission Counsel's review and approval as to form, and the Commission will consider for approval, and authorizing the execution of, the subject Agreement.

APPEARANCES AND PRESENTATIONS

3. Commendation - Honoring Marilyn E. Baker, of the Los Angeles County Sheriff's Department, Upon Her Promotion from Captain to Commander

The **City Council** will present a Commendation to Marilyn E. Baker, of the Los Angeles County Sheriff's Department, in recognition of her promotion from Captain to Commander and for her dedicated service to the City of Commerce.

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### 4. Introduction of Miss Commerce 2008 and Royal Court

The Pageant Steering Committee will introduce Miss Commerce 2008 and her Court to the City Council. The **City Council** will congratulate Miss Commerce 2008 and her Court, thank the young ladies who participated in this year's pageant and 2007 Miss Commerce and her Court for a fine job on behalf of the City, including a special thank you to the Pageant Steering Committee for another successful Miss Commerce Pageant.

The Pageant Steering Committee will be presented by Beverly Wiggins.

### PUBLIC COMMENT

Citizens wishing to address the City Council/Commission on any item on the agenda or on any matter not on the agenda may do so at this time. However, State law (Government Code Section 54950 et seq.) prohibits the City Council/Commission from acting upon any item not contained on the agenda posted 72 hours before a regular meeting and 24 hours before a special meeting. Upon request, the City Council/Commission 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/Commission. Request to address City Council/Commission cards are provided by the City Clerk/Assistant Secretary. If you wish to address the City Council/Commission at this time, please complete a speaker's card and give it to the City Clerk/Assistant Secretary prior to commencement of the City Council/Commission meeting. Please use the microphone provided, clearly stating your name and address for the official record and courteously limiting your remarks to five (5) minutes so others may have the opportunity to speak as well.

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. Each item has backup information included with the agenda, and should any Councilmember/Commissioner desire to consider any item separately he should so indicate to the Mayor/Chairperson. If the item is desired to be discussed separately, it should be the first item under Scheduled Matters.

### 5. Approval of Warrant Register No. 18, dated March 18, 2008

The **City Council** and **Commission** will consider for approval, respectively, the bills and claims set forth in Warrant Register No. 18, dated March 18, 2008.

### 6. Annual Financial Report for Fiscal Year Ended June 30, 2007

The **Commission** will consider for receipt and filing the Commerce Community Development Commission Annual Financial Report for the fiscal year ending June 30, 2007.

### 7. Youth Education and Service Program (YES Program) 2008

The **City Council** will consider for approval the operation of the Youth Education and Service Program (YES Program). The summer employment program for City of Commerce Youth will begin June 2008

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and end September 1, 2008. As in all past years, the selection process will be competitive for the 100 slots available.

8. Request for Qualifications for Professional Services to conduct a comprehensive Water System Feasibility Analysis and Valuation Study of the City's Water System

The **City Council** will consider authorizing staff to proceed with the issuance of a Request for Qualifications (RFQ) to provide professional services and support to conduct a comprehensive feasibility analysis and valuation study of the City's Water System.

9. Memorandum of Understanding (MOU) between the Los Angeles County Metropolitan Transit Authority (LACMTA) and City of Commerce.

The **City Council** will consider for approval, and authorizing the execution of, a Memorandum of Understanding (MOU) between Los Angeles County Metropolitan Transit Authority (LACMTA) and the City of Commerce for the allocation of transit funds pertaining to transit security.

10. Services Agreement with TMAD Taylor and Gaines for Professional Support Services on Structural Design Modifications to the Veterans Memorial Park Building

The **City Council** will consider for approval, and authorizing the execution of, a Services Agreement with TMAD Taylor & Gaines (TMAD) for professional support services on structural design modifications to the Veterans Memorial Park Building.

11. A Resolution of the City Council of the City of Commerce, California, Authorizing the Destruction of Certain Records

Government Code §34090 et seq. authorizes the destruction of City records, documents, instruments, books or papers when it is determined that such items are not longer required to be retained.

The **City Council** will consider for approval and adoption, a proposed Resolution authorizing the destruction of certain records.

12. A Resolution of the City Council of the City of Commerce, California, Amending Resolution No. 94-35, Adopting a Standard State Conflict of Interest Code for the City of Commerce, and Resolution No. 02-8, Relating to Designated Employees

The **City Council** will consider for approval and adoption, a proposed Resolution amending Resolution No. 94-35, adopting a Standard State Conflict of Interest Code for the City of Commerce, and Resolution No. 02-8, Relating to Designated Employees.

### **SCHEDULED MATTERS**

13. Approval of City Comment Letter to California Department of Transportation (Caltrans) Regarding I-5 Widening Project

The **City Council** will consider and take the appropriate action with respect to, approving a comment letter, as recommended by the I-710 Local Advisory Committee, to Caltrans regarding the proposed I-5 Widening Project, and authorizing the Mayor to execute said letter on behalf of the City Council.

**14. Commission Appointment**

The **City Council** will make the appropriate appointment to the following Commission: Community Services Commission

**ORDINANCES AND RESOLUTIONS**

**CITY COUNCIL/COMMISSION REPORTS**

**RECESS TO CLOSED SESSION**

**15.** Pursuant to Government Code §54956.8, the **Commission** will confer with its real property negotiators, Jorge Rifa, Bob Zarrilli and John Yonai, with respect to real estate negotiations with:

**A.** J.H. Snyder Company, LLC, [aka J.H. Snyder Group, LLC] including proposed price and other terms, concerning the proposed Commerce Boardwalk (Urban Entertainment Center) Project, located along Telegraph Road, South of Gaspar Avenue and North of the Commerce Casino [Tubeway Avenue], at 5809, 5819, 5823, 5901/5903, 5933, 5959, 6001, 6003 and 6051 Telegraph Road; 2240 Gaspar Avenue; 2311, 2322 and 2366 Travers Avenue and 2331 Tubeway Avenue, Commerce, California; Frazee Commerce Properties, Ltd, including proposed price and other terms, concerning 2366 Travers Avenue, Commerce, California; Abduz & Irma K. Zahid, including proposed price and other terms, concerning 2240 Gaspar Avenue, Commerce, California; Justman Family Trust, Morley Justman Co., Trustee, including proposed price and other terms, concerning 5823 Telegraph Road, Commerce, California; Russell E. Justman, including proposed price and other terms, concerning 5819 Telegraph Road, Commerce, California, and California Commerce Club, Inc., including proposed price and other terms concerning 6051 Telegraph Road and 2331 Tubeway Avenue, Commerce, California.

**B.** Nederlander Organization, including proposed price and other terms, concerning property located at 6329 and 6355 Washington Boulevard, Commerce, California, commonly referred to as the Stahl Trust Property.

**C.** Costco, including proposed price and other terms, concerning property located at 6333 Telegraph Road, Commerce, California, commonly referred to as the Firestone property.

**D.** Steiner Trust, Allen E. and Arleen R. Steiner, Trustees, including proposed price and other terms, concerning property located at 5600 E. Washington Boulevard, Commerce, California.

**16.** Pursuant to Government Code §54956.9(b),

**A.** The **City Council** will confer with its legal counsel, and take the appropriate action, with respect to significant exposure to litigation in one potential case.

**B.** The **Commission** will confer with its legal counsel, and take the appropriate action, with respect to significant exposure to litigation in one potential case.

**17.** Pursuant to Government Code §54957.6,

The **City Council** will confer with its labor negotiators, Jorge Rifa, Linda Kay Olivieri, Vilko Domic, Teresa McAllister and Richard Kreisler, with

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respect to labor negotiations pertaining to the proposed Memorandum of Understanding presented by the City of Commerce Employees Association on behalf of the mid-management and non-management full-time employees and part-time employees.

**ADJOURNMENT**

**LARGE PRINTS OF THIS AGENDA ARE AVAILABLE UPON REQUEST  
FROM THE CITY CLERK'S OFFICE, MONDAY-FRIDAY,  
8:00 A.M. - 6:00 P.M.**