

**ALL ITEMS FOR CONSIDERATION BY THE CITY COUNCIL/COMMISSION
ARE AVAILABLE FOR PUBLIC VIEWING IN THE OFFICE OF THE CITY
CLERK AND THE CENTRAL LIBRARY**

Agendas and other writings that will be distributed to the Councilmembers and Commissioners in connection with a matter subject to discussion or consideration at this meeting and that are not exempt from disclosure under the Public Records Act, Government Code Sections 6253.5, 6254, 6254.3, 6254.7, 6254.15, 6254.16, or 6254.22, are available for inspection following the posting of this agenda in the City Clerk's Office, at Commerce City Hall, 2535 Commerce Way, Commerce, California, and the Central Library, 5655 Jillson Street, Commerce, California, or at the time of the meeting at the location indicated below.

**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, NOVEMBER 3, 2009 – 6:30 P.M.

CALL TO ORDER

Mayor/Chairperson Aguilar

PLEDGE OF ALLEGIANCE

Teresa McAllister
Director of Human Resources

INVOCATION

Councilmember/Commissioner Argumedo

ROLL CALL

City Clerk/Assistant Secretary Olivieri

APPEARANCES AND PRESENTATIONS

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

CONCURRENT REGULAR COUNCIL/CDC AGENDA

11/03/09 – 6:30 p.m.

Page 2 of 4

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/she 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.

1. Ratifying Approval of Warrant Register No. 3B, dated October 20, 2009, and Approval of Warrant Register No. 4, dated November 3, 2009

The **City Council** and **Commission** will consider ratifying, respectively, the approval of Warrant Register No. 3B, dated October 20, 2009, and consider for approval, respectively, the bills and claims set forth in Warrant Register No. 4, dated November 3, 2009.

2. Commendations – Montebello-Commerce YMCA 24th Annual Event Honoring Former Commerce City Council Member/YMCA Board Member Ruth Aldaco and YMCA Board Member Elaine Kirchner

The **City Council** will consider for approval Commendations honoring former Commerce City Council Member/YMCA Board Member Ruth Aldaco and YMCA Board Member Elaine Kirchner upon their recognition by the Montebello-Commerce YMCA for their dedication and commitment to the YMCA. The Montebello-Commerce YMCA 24th Annual Event is scheduled for Monday, November 9, 2009.

3. Amelia Bristow Scholarship Fund

The family of Amelia K. Bristow, who was a member of the 1959 City of Commerce Incorporation Committee, would like to honor her by making an additional contribution to the community on her behalf by raising money for a nursing scholarship in Mrs. Bristow name.

At the request of Mrs. Bristow's family, the **City Council** will consider authorizing City staff to assist in establishing a fund for and processing the Millie Bristow Scholarship.

4. Fourth Amendment to Professional Services Agreement between City and Gladstein, Neandross & Associates for Project Support Services Relating to Proposed Commerce LNG/CNG Fuel Station

The **City Council** will consider for approval, and authorizing the execution of, the Fourth Amendment to the Professional Services Agreement between the City of Commerce and Gladstein, Neandross & Associates (GNA) for project support and consulting services relating to the proposed Commerce LNG/CNG Fuel Station.

PUBLIC HEARINGS

5. Public Hearing to Consider Recommendation From CWS Utility Services For Water Rate Increase Per Provisions of Lease Agreement Related to City-owned Water System Dated October 1, 2002

The **City Council** will conduct a public hearing on, and thereafter direct staff to take the appropriation with respect to, a recommendation received from CWS Utility Services [aka California Water Service Company] for a water rate increase for the City-owned Water System, per the provisions of the Lease Agreement with CWS dated October 1, 2002.

The Commerce Water System consists of the area south of 20th street, west of Telegraph Road, north of Gage Avenue and east of the I-710 Freeway.

CONCURRENT REGULAR COUNCIL/CDC AGENDA

11/03/09 – 6:30 p.m.

Page 3 of 4

This item was continued from October 20, 2009

6. Public Hearing - Review and Discussion of the Draft 2008-2014 Housing Element Update

The purpose of the Housing Element is to examine the housing needs of residents, create and guide housing policy in the City, and identify locations to accommodate the City's Regional Housing Need Assessment (RHNA).

The **City Council** will conduct a public hearing on the draft 2008-2014 Housing Element Update and provide appropriate direction to staff with respect thereto.

This item was continued from October 20, 2009

SCHEDULED MATTERS

7. Presentation on Central Library Renovation Project

The **City Council** will receive a presentation from Adrian-Gaus Architects, Inc. on the Central Library Renovation Project and direct staff to take appropriate action with respect thereto.

8. Discussion of U.S. Census Bureau's Complete Count Committee

The **City Council** will receive a report on, and, at its discretion, provide staff with direction with respect to, the U.S. Census Bureau's Complete Count Committee program.

9. Consideration of Code of Conduct for City Council Members

At the request of Mayor Pro Tempore Baca Del Rio, the **City Council** will consider providing direction to staff on the preparation of a code of conduct for the City Council.

This item was continued from Tuesday, September 29, 2009; Tuesday, October 6, 2009, and Tuesday, October 20, 2009.

10. Commission Appointments

The **City Council** will make the appropriate appointments to the following Commission: Education Commission and Youth Advisory Commission.

ORDINANCES AND RESOLUTIONS

LEGISLATIVE UPDATE

CITY COUNCIL/COMMISSION REPORTS

RECESS TO CLOSED SESSION

11. 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. Steve Craig, of Eureka Realty Partners, Inc., dba Craig Realty Group, 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 Tele-

CONCURRENT REGULAR COUNCIL/CDC AGENDA

11/03/09 – 6:30 p.m.

Page 4 of 4

graph 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; 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.** Mayans Development, Inc., including proposed price and other terms, concerning real property located at 7617 Neenah Street; 1350 Eastern Avenue; 1544 Nicola Avenue; 7145, 7155, 7159 and 7169 Gage Avenue; 6025, 6100 and 6101 Greenwood Avenue and 7129, 7149 and 7163 Watcher Street, Commerce, California, commonly referred to as the Los Jardines Housing Development.

12. 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 three potential cases.
- 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.

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.**