



staff report

TO: Honorable Mayor and Members of the City Council
ATTENTION: Jeffrey L. Stewart, City Manager
FROM: Mayra Ochiqui, City Clerk
SUBJECT: Consideration and possible action to approve the Minutes of the January 14, 2016, Adjourned Regular Meeting of the Bellflower City Council and City Council acting on behalf of the Successor Agency.
DATE: January 25, 2016

EXECUTIVE SUMMARY

None

RECOMMENDATION TO CITY COUNCIL

- 1) Approve the Minutes of the January 14, 2016, Adjourned Regular Meeting; or
- 2) Alternatively, discuss and take other action related to this item.

FISCAL IMPACT

None

ATTACHMENT

Minutes of the January 14, 2016, Adjourned Regular Meeting..... 2



MINUTES

CITY OF BELLFLOWER

16600 Civic Center Drive · Bellflower, California 90706 · (562) 804-1424

ADJOURNED REGULAR MEETING OF THE BELLFLOWER CITY COUNCIL AND CITY COUNCIL ACTING ON BEHALF OF THE SUCCESSOR AGENCY TO THE DISSOLVED BELLFLOWER REDEVELOPMENT AGENCY

* Denotes City Council Agenda items

SA Denotes Successor Agency items

[CC/SA] Denotes City Council and Successor Agency items

MONDAY, JANUARY 14, 2016, 5:30 P.M. – CLOSED SESSION BELLFLOWER CITY HALL - COUNCIL CHAMBERS

1 Call to Order

Mayor Larsen called the Regular City Council Meeting to order at 6:05 p.m. in the Council Chambers at Bellflower City Hall, 16600 Civic Center Drive, Bellflower.

2 Roll Call

The following members of the City Council responded present to roll call:

Mayor Scott A. Larsen
Mayor Pro Tem Dan Koops
Council Member Ray Dunton
Council Member Sonny R. Santa Ines
Council Member Ron Schnablegger

3 Recess to Closed Session

Without objection, Mayor Larsen recessed the Meeting at 6:06 p.m. to a Closed Session regarding:

A CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Pursuant to Government Code Section 54956.8) [CITY]

Property: 8809 Ramona Street (APN 7162-015-900)
Agency Negotiator: Jeffrey L. Stewart, City Manager
Negotiating Party: Erin Rank, CEO, Partnership Housing, Inc.
Under Negotiation: Price and terms of payment

4 Reconvene for Open Session

Mayor Larsen reconvened the Meeting at 7:04 p.m. with all members present and announced that no reportable action was taken during Closed Session.

5 Call to Order

Mayor Larsen called the Open Session of the Regular City Council Meeting to order at 7:04 p.m.

6 Roll Call

The following members of the City Council responded present to roll call:

Mayor Scott A. Larsen
Mayor Pro Tem Dan Koops
Council Member Ray Dunton
Council Member Sonny R. Santa Ines
Council Member Ron Schnablegger

Staff Participants:

Jeffrey L. Stewart, City Manager
Mayra Ochiqui, City Clerk
Karl H. Berger, Interim City Attorney
Tae Rhee, Director of Finance
P.J. Mellana, Director of Parks and Recreation
Jim DellaLonga, Director of Economic Development
Rowena Genilo-Concepcion, Interim Director of Planning
Bernardo Iniguez, Public Works Manager
Karen L. Avery, Deputy City Clerk

7 Invocation

Mayor Scott Larsen offered the Invocation.

8 Pledge of Allegiance

Director of Parks and Recreation P.J. Mellana led the assembly in the Pledge of Allegiance.

9 Announcements

Mayor Larsen provided details relative to 1) the 22nd Annual BRAVO Awards on February 4, 2016, at the William and Jane Bristol Civic Auditorium; and 2) the annual State of the City address on February 18, 2016, at Simms Park.

Mayor Pro Tem Koops provided details relative to a small business seminar series hosted by the Brakensiek Library and the Small Business Development Center in Long Beach from January 26 through February 23, 2016.

Council Member Santa Ines provided details relative to volunteer opportunities at the Bellflower Volunteer Center.

Council Member Schnablegger provided details relative to the Bellflower Symphony Orchestra's Winter Concert on January 30, 2016, and Young Artists' Night in April at the William and Jane Bristol Civic Auditorium.

Council Member Dunton provided details relative to the Parks and Recreation Department's Spring Brochure.

10 Public Comments

Irma Gorrocino, Field Representative, Congresswoman Linda Sanchez, 1) introduced herself to the City Council; and 2) provided details and handouts relative to a sponsored "Covered CA Open Enrollment Event" on January 16, 2016, at Simms Park.

Lauren Talbott, Clifton M. Brakensiek Library, reviewed upcoming Library programs/events.

- 11-A Consideration and possible action to conduct a public hearing regarding an application from Torsak Thanaritiroj for a zone change from A-E (Agricultural Estate) Zone to A-E PD (Agricultural Estate Planned Development) Overlay Zone, a Tentative Parcel Map to allow the subdivision of an existing lot into two (2) single-family lots, and a Precise Plan for the development of two (2) 2-story single-family residences, each with a 1-story State-permitted second dwelling unit on property located at 16240 Grand Avenue; Applicant: Torsak Thanaritiroj. [CITY]**
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Interim Director of Planning Genilo-Concepcion 1) reviewed the Staff Report; and 2) responded to Council Members' questions.

It was moved by Mayor Pro Tem Koops, seconded by Council Member Schnablegger, and carried without objection, to open the public hearing.

11-A Public Hearing – Continued

The following individual did not state a position in favor or against the matter, but made comments and asked questions generally related to the public hearing:

- **Linda Hardwick**

There being no one else wishing to present public testimony, it was moved by Mayor Pro Tem Koops, seconded by Council Member Schnablegger, and carried without objection, to continue the public hearing to the January 25, 2016, City Council Meeting.

11-B Consideration and possible action to conduct a public hearing regarding Zoning Ordinance Text Amendment Case No. ZOTA 15-05, adopt Urgency Ordinance No. 1304, and introduce Ordinance No. 1305 – An Ordinance approving Zoning Ordinance Text Amendment Case No. ZOTA 15-05 to add Chapter 8.48 to Title 8 and Section 17.04.110 to Chapter 17.04 of the Bellflower Municipal Code confirming that commercial cannabis activities, cultivation of medical cannabis, delivery of medical cannabis, medical marijuana dispensaries, and medical marijuana collectives are prohibited in all zones and specific plan areas of the City. [CITY]

City Manager Stewart read by title Ordinance Nos. 1304 and 1305.

Interim Director of Planning Genilo-Concepcion 1) provided a PowerPoint presentation of the Staff Report; and 2) responded to Council Members' questions.

It was moved by Council Member Schnablegger, seconded by Council Member Santa Ines, and carried without objection, to open the public hearing.

There being no one in the audience wishing to present public testimony, it was moved by Council Member Schnablegger, seconded by Council Member Santa Ines, and carried without objection, to close the public hearing.

It was moved by Council Member Dunton, seconded by Council Member Schnablegger, and unanimously carried by the following roll call vote, to 1) read by title only, waive further reading, and adopt Urgency Ordinance No. 1304; and 2) read by title only, waive further reading, and introduce Ordinance No. 1305:

AYES: Council Members - Dunton, Santa Ines, Schnablegger, Koops, and Mayor Larsen

- 12-A Consideration and possible action to read by title only, waive further reading, and introduce Ordinance No. 1306 - An Ordinance amending the Bellflower Municipal Code by amending § 12.08.020(B) pertaining to the value of a building permit that triggers right-of-way improvement requirements; and**

Consideration and possible action to adopt Resolution No. 16-01 – A resolution establishing the value of a building permit that triggers right-of-way improvement requirements, pursuant to Bellflower Municipal Code § 12.08.020(B). [CITY]

City Manager Stewart read by title Ordinance No. 1306.

Public Works Manager Iniguez 1) reviewed the Staff Report; and 2) responded to Council Members' questions.

It was moved by Council Member Santa Ines, seconded by Council Member Schnablegger, and unanimously carried by the following roll call vote, to 1) read by title only, waive further reading, and introduce Ordinance No. 1306; and 2) adopt Resolution No. 16-01:

AYES: Council Members - Dunton, Santa Ines, Schnablegger, Koops, and Mayor Larsen

- 12-B Consideration and possible action to adopt Resolution No. SA-16-01 – A Resolution authorizing the issuance and sale of tax allocation refunding bonds, and approving the form of an indenture of trust and authorizing certain other actions in connection therewith. [SA]**
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Director of Finance Rhee 1) reviewed the Staff Report; and 2) he and Consultant Wesley Wolf of Wolf & Company, Inc., responded to Council Members' questions.

Following discussion, it was moved by Council Member Santa Ines, seconded by Council Member Dunton, and unanimously carried by the following roll call vote, to adopt Resolution No. SA-16-01:

AYES: Council Members - Dunton, Santa Ines, Schnablegger, Koops, and Mayor Larsen

- 13-A Consideration and possible action to select two Members of the City Council to serve on an Economic Development Subcommittee authorized to meet with City staff to discuss various economic development matters. [CITY]**
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City Manager Stewart 1) reviewed the Staff Report; and 2) responded to Council Members' questions.

Following discussion, it was the consensus of the City Council to select Council member Dunton and Mayor Pro Tem Koops to serve on the Economic Development Subcommittee.

14 Consent Calendar

For the record, 1) Mayor Larsen announced that he will recuse himself from Item 14-F (Caruthers Park Fitness Center Improvements (Specifications No. 15/16-06) as he owns property within 500 feet of the subject property; and 2) Council Member Dunton announced that he will recuse himself from Item 14-G (Parking District No. 1 Improvements from Belmont Street and Laurel Street (Specifications No. 15/16-02) as he owns property within 500 feet of the subject properties.

Noting Mayor Larsen's abstention on Item 14-F and Council Member Dunton's abstention on Item 14-G, it was moved by Council member Schnablegger, seconded by Council Member Santa Ines, and carried without objection, to approve the actions stipulated on the following Consent Calendar items:

- A **Consideration and possible action to receive and file Warrant Register No. 16-071, dated January 14, 2016. [CCSA]**
Recommendation to City Council: 1) Receive and file Warrant Register No. 16-071; or 2) Alternatively, discuss and take other action related to this item.
- B **Consideration and possible action to authorize the City Manager to execute Agreement File No. 548.2, in a form approved by the Interim City Attorney, with O'Neil Ventures, Inc., for citywide business consulting and restaurant and retail food establishment broker services. [CITY]**
Recommendation to City Council: 1) Authorize the City Manager to execute Agreement File No. 548.2, in a form approved by the Interim City Attorney; or 2) Alternatively, discuss and take other action related to this item.
- C **Consideration and possible action to approve Recognized Obligation Payment Schedule (ROPS 16-17) for the period of July 1, 2016, through June 30, 2017, and related Successor Agency Administrative Budget. [SA]**
Recommendation to City Council, acting on behalf of the Successor Agency: 1) Approve ROPS 16-17 and the Administrative Budget for the period of July 1, 2016, through June 30, 2017; or 2) Alternatively, discuss and take other action related to this item.
- D **Consideration and possible action to authorize the City Manager to execute Agreement File No. 690, in a form approved by the Interim City Attorney, with Pretty Smart to provide for design services for the renovation of the Public Works Maintenance Yard offices. [CITY]**
Recommendation to City Council: 1) Authorize the City Manager to execute Agreement File No. 690, in a form approved by the Interim City Attorney; or 2) Alternatively, discuss and take other action related to this item.

14 Consent Calendar - Continued

- E Consideration and possible action to authorize the City Manager to execute Amendment No. 1 to Agreement File No. 645, in a form approved by the Interim City Attorney, with RJM Design Group, Inc., to extend the term for the development of proposal documents and management of proposal process for bus shelters at various locations. [CITY]**

Recommendation to City Council: 1) Authorize the City Manager to execute Amendment No. 1 to Agreement File No. 645, in a form approved by the Interim City Attorney; or 2) Alternatively, discuss and take other action related to this item.

- F Consideration and possible action to award a contract to Principles Contracting, Inc. (Principles), for the Caruthers Park Fitness Center Improvements (Specifications No. 15/16-06) and authorize the City Manager to execute a contract with Principles in a form approved by the Interim City Attorney. [CITY]**

CEQA: Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000, et seq.) and CEQA Guidelines (California Code of Regulations, Title 14, §§ 15000, et seq.), the City conducted an environmental assessment. Based on the environmental assessment, the project was determined to be categorically exempt pursuant to CEQA Guidelines § 15301 (Existing Facilities).

Recommendation to City Council: 1) Award a contract to Principles for the Project and authorize the City Manager to execute a contract with Principles, in a form approved by the Interim City Attorney; or 2) Alternatively, discuss and take other action related to this item.

- G Consideration and possible action to adopt Resolution No. 16-02 – A Resolution approving the design and plans for the construction of the Parking District No. 1 Improvements from Belmont Street and Laurel Street (Specifications No. 15/16-02), pursuant to Government Code § 830.6, and establishing a project payment account; and authorize solicitation of bids. [CITY]**

CEQA: Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000, et seq.) and CEQA Guidelines (California Code of Regulations, Title 14, §§ 15000, et seq.), the City conducted an environmental assessment. Based on the environmental assessment, the project was determined to be categorically exempt pursuant to CEQA Guidelines § 15301 (Existing Facilities).

Recommendation to City Council: 1) Adopt Resolution No. 16-02 and authorize solicitation of bids; or 2) Alternatively, discuss and take other action related to this item.

14 Consent Calendar - Continued

H Consideration and possible action to accept the Beverly Street Improvements (Specifications No. 14/15-12) as complete and authorize the City Manager to file a Notice of Completion. [CITY]

Recommendation to City Council: 1) Accept the Project as complete and authorize the City Manager to file a Notice of Completion with the L.A. County Registrar-Recorder; or 2) Alternatively, discuss and take other action related to this item.

I Consideration and possible action to approve the Minutes of the December 14, 2015, Regular Meeting of the Bellflower City Council and City Council acting on behalf of the Successor Agency. [CC/SA]

Recommendation to City Council: 1) Approve the Minutes of the December 14, 2015, Regular Meeting; or 2) Alternatively, discuss and take other action related to this item.

15 Council Reports

Mayor Larsen, Mayor Pro Tem Koops, Council Member Dunton, Council Member Santa Ines, and Council Member Schnablegger made various comments and reports.

Without objection, Mayor Larsen requested that the meeting be adjourned in memory of Joseph L. Pannone and Armida M. Pannone.

16 Adjournment

Without objection, Mayor Larsen adjourned the meeting at 7:51 p.m., in memory of Joseph L. Pannone and Armida M. Pannone, to the next Regular Meeting of the Bellflower City Council at 5:30 p.m. on Monday, January 25, 2016.

Scott A. Larsen, Mayor
City of Bellflower

Attest:

Mayra Ochiqui, City Clerk
Approved: January 25, 2016