



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 March 28, 2016, Regular Meeting of the Bellflower City Council and City Council acting on behalf of the Successor Agency.
DATE: April 11, 2016

EXECUTIVE SUMMARY

None

RECOMMENDATION TO CITY COUNCIL

- 1) Approve the March 28, 2016, Minutes; or
- 2) Alternatively, discuss and take other action related to this item.

FISCAL IMPACT

None

ATTACHMENT

Minutes of the March 28, 2016, Regular Meeting..... 2



MINUTES

CITY OF BELLFLOWER

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

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, MARCH 28, 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 5:34 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

For the record, Council Member Dunton announced that he will recuse himself from Item 3-A as he owns property within 500 feet of the subject properties.

Without objection, Mayor Larsen recessed the Meeting at 5:36 p.m. to a Closed Session regarding:

3 Closed Session - Continued

A CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Pursuant to Government Code Section 54956 [CITY])

Property: 17416-17422 Bellflower Boulevard
Agency Negotiator: Jeffrey L. Stewart, City Manager
Negotiating Party: Melody Simnagar
Under Negotiation: Price and terms of payment

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

Property: 9030 Somerset Boulevard
Agency Negotiator: Jeffrey L. Stewart, City Manager
Negotiating Party: Charles Tourtellotte, LaTerra Development
Under Negotiation: Price and terms of payment

C PUBLIC EMPLOYEE APPOINTMENT
(Pursuant to Government Code section 54957) [CITY]

Title: City Attorney

4 Reconvene for Open Session

Mayor Larsen reconvened the Meeting at 7:01 p.m. with all members present and announced that 1) for the record, he recused himself from Item 3-A as he has clients within 500 feet of the subject properties; and 2) 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 7:01 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

6 Roll Call - Continued

Staff Participants:

Jeffrey L. Stewart, City Manager
Mayra Ochiqui, City Clerk
Karl H. Berger, Interim City Attorney
Joel Hockman, Director of Public Safety
Len Gorecki, Director of Public Works
Art Bashmakian, Director of Planning
Rowena Genilo-Concepcion, Planning Manager
Karen L. Avery, Deputy City Clerk

7 Invocation

Mayor Scott A. Larsen offered the Invocation.

8 Pledge of Allegiance

Director of Public Safety Joel Hockman led the assembly in the Pledge of Allegiance.

9-A Certificate of Appreciation to Diamond Level BRAVO Event Sponsor

Mayor Larsen and his City Council colleagues presented a Certificate of Appreciation to BRAVO Diamond Level Event Sponsor Paul Feilberg, President, Mesa Verde Development, Inc.

9-B Cerritos College Complete Scholarship Program, Presented by Dr. Jose Fierro, Cerritos College President

Cerritos College President Dr. Jose Fierro provided a PowerPoint presentation of the Complete Scholarship Program and responded to Council Members' questions.

10 City Council Reorganization

City Manager Stewart introduced the item and turned the meeting over to the City Clerk to conduct nominations for the Office of Mayor.

City Clerk Ochiqui opened nominations for the Office of Mayor. Council Member Larsen, supported by Council Member Santa Ines, nominated Council Member Koops for the Office of Mayor.

10 City Council Reorganization - Continued

There being no further nominations, without objection, nominations for the Office of Mayor were closed. The nomination of Dan Koops as Mayor of the City of Bellflower unanimously carried by the following roll call vote:

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

City Clerk Ochiqui congratulated Mayor Koops and turned the meeting over to him to conduct nominations for the Office of Mayor Pro Tem.

Mayor Koops opened nominations for the Office of Mayor Pro Tem. Council Member Santa Ines, supported by Council Member Larsen, nominated Council Member Schnablegger for the office of Mayor Pro Tem.

There being no further nominations, without objection, the nominations for the Office of Mayor Pro Tem were closed. The nomination of Ron Schnablegger as Mayor Pro Tem of the City of Bellflower unanimously carried by the following roll call vote:

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

Newly elected Mayor Koops thanked his colleagues for the honor of being selected Mayor; introduced his wife, family members, and friends in attendance; reviewed his top priorities; and thanked the residents for their support and input.

Newly elected Mayor Pro Tem Schnablegger thanked his colleagues for the honor of being selected Mayor Pro Tem and introduced his wife and family in attendance.

11 Public Comments

Lauren Talbott, Clifton M. Brakensiek Library, 1) reviewed upcoming Library programs/events and provided handouts to the Council Members; and 2) announced she has been promoted to Librarian for the City of Pico Rivera and the last Bellflower City Council Meeting she will be attending will be the next meeting on April 11, 2016.

Jonathon Taylor, Chairperson, National Association for Equal Justice in America (NAEJA), addressed the City Council and provided materials regarding NAEJA's request for local representation on the Compton Community College District Board.

John Paul Drayer congratulated newly appointed Mayor Koops and Mayor Pro Tem Schnablegger.

12-A Consideration and possible action to conduct public hearings to consider granting an oil pipeline franchise to Tesoro SoCal Pipeline Company, LLC; LT Pipeline, Inc.; Cardinal Pipeline, LP; and Crimson California Pipeline, LP. (Continued from February 8, 2016) [CITY]

(On October 12, 2015, the City Council adopted Resolutions in which it announced its intent to consider granting an oil pipeline franchise to several different oil pipeline companies. The public hearings were opened on November 9, 2015, and continued to February 8, 2016, and March 28, 2016. Staff believes that it would be in the City's interest to continue negotiating the franchises and therefore asks for a continuance of this matter until August 22, 2016.)

City Manager Stewart introduced the item and stated that the staff recommendation is to continue the matter to the August 22, 2016, City Council Meeting to allow time to complete all the necessary leases.

John Paul Drayer requested and received clarification from City Manager Stewart relative to the completion of the leases.

There being no else wishing to present public testimony, it was moved by Council Member Dunton, seconded by Mayor Pro Tem Schnablegger, and carried without objection, to continue the Public Hearings to August 22, 2016.

12-B Consideration and possible action to conduct a public hearing to consider a Mitigated Negative Declaration (No. MND 15-16), a General Plan Amendment (Case No. GPA 15-02) to change the land use designation of the project area from "I" (Industrial) to "MU" (Mixed Use) and a Zone Change (Case No. ZC 15-07) to change the existing zone from "M-1" (Light Industrial District) to "SP" (Specific Plan). In addition to the Zone Change and General Plan Amendment, the proposed project also involves a Tentative Map (Case No. TT 73822) to allow for the subdivision of the existing two parcels into twenty-five lots (for purposes of single-family lots and common area) and a Zoning Ordinance Text Amendment (Specific Plan) (Case No. ZOTA 15-04) to create development standards for the project located at 10030, 10106, and 10108 Ramona Street; adopt Resolution No. 16-08 – A Resolution adopting Mitigated Negative Declaration No. MND 15-16 and approving General Plan Amendment Case No. GPA 15-02, Tentative Map Case No. TT 73822; and introduce Ordinance No. 1309 - An Ordinance approving Zone Change Case No. ZC 15-07, and Zoning Ordinance Text Amendment Case No. ZOTA 15-04 for properties located at 10030, 10106, and 10108 Ramona Street; Applicant: Paul Feilberg of Mesa Verde Development, Inc. (Continued from March 14, 2016) [CITY]

City Manager Stewart introduced the item and stated that the staff recommendation is to continue the matter to the April 11, 2016, City Council Meeting

There being no one wishing to present public testimony, it was moved by Council Member Dunton, seconded by Council Member Santa Ines, and carried without objection, to continue the Public Hearings to April 11, 2016.

- 12-C Consideration and possible action to conduct a public hearing to consider extending and amending Urgency Ordinance No. 1308 which places a general moratorium on developing properties within the A-E (Agricultural Estate) Zone; and adopt Urgency Ordinance No. 1310 – An Urgency Ordinance amending Ordinance No. 1308 to extend the temporary moratorium on issuing permits to allow the construction of structures or development of properties within the A-E (Agricultural Estate) Zone.**
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Prior to the meeting, an amended version of Item 12-C was distributed to the City Council and made available to the public.

City Manager Stewart read by title Ordinance No. 1310.

Planning Manager Genilo-Concepcion provided a PowerPoint presentation of the Staff Report and responded to Council Members' questions.

It was moved by Council Member Dunton, seconded by Council Member Larsen, and carried without objection, to open the public hearing.

Maria Fernandez, 10437 Trabuco Street, stated that she is planning to build a single-family home on the property and hopes the City will allow these plans to continue.

There being no one else wishing to present public testimony, it was moved by Mayor Pro Tem Schnablegger, seconded by Council Member Larsen, and carried without objection, to close the public hearing.

Following discussion, it was moved by Council Member Dunton, seconded by Council Member Larsen, and unanimously carried by the following roll call vote, to read by title only, waive further reading, and adopt Urgency Ordinance No. 1310:

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

13 Ordinance and Resolutions for Consideration

None

- 14-A Consideration and possible action to award a design-build contract to Ledcor Group for the Bellflower Events Center and Fire Museum Project; and authorize the City Manager to execute an agreement with Ledcor Group in a form approved by the Interim City Attorney (Agreement File No. 700).**
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Director of Public Works Gorecki provided a PowerPoint presentation of the Staff Report and responded to Council Members' questions.

John Paul Drayer requested and received clarification from Director Gorecki and City Manager Stewart relative to 1) the "design-build" process and contractor certification; and 2) the City's bond refinancing and funding provided by Los Angeles County.

14-A Consideration and possible action to award a design-build contract to Ledcor Group for the Bellflower Events Center and Fire Museum Project – Continued

Upon Mayor Koops' request, Ledcor Group Project Director Mark Stinnett and Project Design Manager Brett Tullis came forward and 1) responded to Council Members' questions; and 2) expressed their appreciation to the City for the opportunity to work together on this project.

Following discussion, it was moved by Council Member Santa Ines, seconded by Mayor Pro Tem Schnablegger, and unanimously carried by the following roll call vote, to 1) award a design-build contract to Ledcor Group for the Bellflower Events Center and Fire Museum Project; and 2) authorize the City Manager to execute an agreement with Ledcor Group in a form approved by the Interim City Attorney (Agreement File No. 700):

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

15 Consent Calendar

For the record, 1) Mayor Pro Tem Schnablegger announced that he will recuse himself from Item 15-G (Permit parking district on Bayou Avenue between Faywood Street and just north of Somerset Boulevard) as he owns property within 500 feet of the subject properties; and 2) Council Member Dunton announced that he will recuse himself from Item 15-J (Final Map No. 73526 for a thirteen (13) single-family residence project at 17211-17243 Carpintero Avenue and 10317-10319 Hacienda Street) as he owns property within 500 feet of the subject properties.

Noting the aforementioned recusals, it was moved by Council Member Santa Ines, seconded by Council Member Larsen, and carried without objection, to approve the actions stipulated on the following Consent Calendar items:

A Consideration and possible action to receive and file City Council Warrant Register No. 16-092, dated March 28, 2016. [CC/SA]

Recommendation to City Council: 1) Receive and file Warrant Register No. 16-092; or 2) Alternatively, discuss and take other action related to this item.

B Consideration and possible action to receive and file City Council Treasurer's Report for the Month of February 2016. [CC/SA]

Recommendation to City Council: 1) Receive and file Treasurer's Report for the Month of February 2016; or 2) Alternatively, discuss and take other action related to this item.

15 Consent Calendar - Continued

- C Consideration and possible action to approve the Minutes of the March 14, 2016, Regular Meeting of the Bellflower City Council and City Council Acting on Behalf of the Successor Agency to the Dissolved Bellflower Redevelopment Agency. [CC/SA]**
Recommendation to City Council: 1) Approve the March 14, 2016, Minutes; or 2) Alternatively, discuss and take other action related to this item.
- D Consideration and possible action to receive and file denial of a claim submitted by Briyanna Brown: Event Date March 7, 2016. [CITY]**
Recommendation to City Council: 1) Receive and file denial of a claim submitted by Briyanna Brown; or 2) Alternatively, discuss and take other action related to this item.
- E Consideration and possible action to adopt Resolution No. 16-10 – A Resolution authorizing and requesting the investment of excess funds in the Los Angeles County Treasury Pool and rescinding Resolution No. 15-89. [CITY]**
Recommendation to City Council: 1) Adopt Resolution No. 16-10; or 2) Alternatively, discuss and take other action related to this item.
- F Consideration and possible action to adopt Resolution No. 16-11 – A Resolution adopting procedures for challenging awards of public works contracts to low bidders. [CITY]**
Recommendation to City Council: 1) Adopt Resolution No. 16-11; or 2) Alternatively, discuss and take other action related to this item.
- G Consideration and possible action to authorize the Director of Public Works, or designee, to establish a permit parking district on Bayou Avenue between Faywood Street and just north of Somerset Boulevard (C.E. #16-05). [CITY]**
Recommendation to City Council: 1) Authorize the Director of Public Works, or designee, to establish a permit parking district on Bayou Avenue between Faywood Street and just north of Somerset Boulevard; or 2) Alternatively, discuss and take other action related to this item.
- H Consideration and possible action to authorize the City Manager to execute Amendment No. 3 to Agreement File No. 281.17, in a form approved by the Interim City Attorney, with Hartzog & Crabill, Inc. (HCI), to extend the term for design and engineering services for the Bellflower Boulevard Pedestrian Improvements Project. [CITY]**
Recommendation to City Council: 1) Authorize the City Manager to execute Amendment No. 3 to Agreement File No. 281.17, in a form approved by the Interim City Attorney; or 2) Alternatively, discuss and take other action related to this item.

15 Consent Calendar - Continued

- I **Consideration and possible action to authorize the City Manager to execute Amendment No. 3 to Agreement File No. 281.18, in a form approved by the Interim City Attorney, with Hartzog & Crabill, Inc. (HCI), to increase the compensation for on-call civil engineering, surveying, and art concept services. [CITY]**

Recommendation to City Council: 1) Authorize the City Manager to execute Amendment No. 3 to Agreement File No. 281.18, in a form approved by the Interim City Attorney; or 2) Alternatively, discuss and take other action related to this item.

- J **Consideration and possible action to adopt Resolution No. 16-12 – A Resolution approving Final Map No. 73526 for a thirteen (13) single-family residence project at 17211-17243 Carpintero Avenue and 10317-10319 Hacienda Street; and authorize the City Manager to execute a subdivision improvement agreement in a form approved by the Interim City Attorney. [CITY]**

Recommendation to City Council: 1) Adopt Resolution No. 16-12 approving Final Map No. 73526; and authorize the City Manager to execute a subdivision improvement agreement in a form approved by the Interim City Attorney; or 2) Alternatively, discuss and take other action related to this item.

- K **Consideration and possible action to adopt Joint Resolution Nos. 16-13 and SA-16-03 – A Joint Resolution authorizing the City Manager to execute a grant deed transferring the property located at 9847 Belmont Street, APN 7109-011-909, from the Successor Agency to the Dissolved Bellflower Redevelopment Agency to the City of Bellflower. [CC/SA]**

CEQA: This Resolution is exempt from the California Environmental Quality Act (“CEQA”) for two reasons. First, pursuant to CEQA Guidelines § 15061(b)(3), the Resolution is exempt from CEQA because it can be seen with certainty that the proposed changes will not have significant effects on the environment. In addition, the Resolution is not a “project” as defined under CEQA Guidelines § 15378 because it has no potential for resulting in physical change in the environment, directly or ultimately.

Recommendation to City Council and Successor Agency: 1) Adopt Joint Resolution Nos. 16-13 and SA-16-03; or 2) Alternatively, discuss and take other action related to this item.

16 Council Reports

Council Member Larsen made various comments and announced his retirement from the City Council effective May 29, 2016.

Mayor Koops, Mayor Pro Tem Schnablegger, Council Member Dunton, and Council Member Santa Ines made various comments and commended former Mayor Larsen on his term as Mayor.

17 Adjournment

Without objection, Mayor Koops adjourned the meeting at 8:32 p.m. to the next Regular Meeting of the Bellflower City Council at 5:30 p.m. on Monday, April 11, 2016.

Dan Koops, Mayor
City of Bellflower

Attest:

Mayra Ochiqi, City Clerk
Approved: April 11, 2016