

The City of Bellflower

Families. Businesses. Futures.

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AGENDA

Next CC Resolution No. 16-45
Next CC Agreement No. 709
Next Ordinance No. 1316
Next SA Resolution No. SA-16-04
Next SA Agreement No. SA-18

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (562) 804-1424. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Agenda Items are on file in the Office of the City Clerk and are available for public inspection during normal business hours. For your convenience, the Agenda is also posted on the City's Website at www.bellflower.org with links to each Agenda Item (unless they are too lengthy or unavailable at the time of posting). Any supplemental material distributed to a majority of the members of the City Council after the posting of this Agenda will be made available for public inspection during normal business hours in the City Clerk's Office at City Hall, 16600 Civic Center Drive, Bellflower. (Privileged documents and Closed Session documents are exempted.)

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, JUNE 13, 2016, 5:30 P.M. – CLOSED SESSION
BELLFLOWER CITY HALL - COUNCIL CHAMBERS

1 **CALL TO ORDER**

2 **ROLL CALL:** Mayor Dan Koops
Mayor Pro Tem Ron Schnablegger
Council Member Ray Dunton
Council Member Scott A. Larsen
Council Member Sonny R. Santa Ines

3 **RECESS TO CLOSED SESSION**

- * A CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Pursuant to Government Code Section 54956.8)

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**

MONDAY, JUNE 13, 2016, 7 P.M. – OPEN SESSION

5 **CALL TO ORDER**

- 6 **ROLL CALL:** Mayor Dan Koops
Mayor Pro Tem Ron Schnablegger
Council Member Ray Dunton
Council Member Scott A. Larsen
Council Member Sonny R. Santa Ines

- 7 **INVOCATION:** Council Member Scott A. Larsen

- 8 **PLEDGE OF ALLEGIANCE:** Jim DellaLonga, Director of Economic
Development

9 **CITY COUNCIL ANNOUNCEMENTS**

10 **PUBLIC COMMENTS**

This is the time set aside for the public to address the City Council on matters **not** listed on the Agenda. Anyone wishing to address the City Council should come to the podium, be recognized by the Mayor, and state your name for the record. If you wish to address the City Council on an Agenda Item, you may do so by approaching the podium as we review that particular item. You will be given a reasonable amount of time to address the City Council.

11 **PUBLIC HEARING(S)**

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- A **Consideration and possible action to conduct a public hearing to consider extending and amending Urgency Ordinance No. 1313 which implemented interim development regulations in the Design For Development (DFD) for the South Bellflower Commercial Area; and adopt Urgency Ordinance No. 1315 – An Urgency Ordinance amending Ordinance No. 1313 to extend temporary moratorium establishing interim development controls in the Design For Development (DFD) for the South Bellflower Commercial Area.**

CEQA: Adopting this Urgency Ordinance is exempt from further environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, “CEQA”) and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because it establishes rules and procedures for minor alterations in land use. This Ordinance, therefore, is categorically exempt from further CEQA review under CEQA Guidelines § 15305. This Ordinance does not authorize any new construction or development entitlements. Any proposed project that will utilize the changes set forth in this Ordinance will be subject to CEQA review as part of the entitlement review of the project. The Ordinance will not adversely impact the environment and is therefore exempt from the provisions of CEQA.

Recommendation to City Council: 1) Open the public hearing; take testimonial and documentary evidence; after considering the evidence, read by title only, waive further reading, and adopt Urgency Ordinance No. 1315 by at least a four-fifths vote; or 2) Alternatively, discuss and take other action related to this item.

12 **ORDINANCES AND RESOLUTIONS FOR CONSIDERATION**

None

13 **CONSIDERATION ITEM(S)**

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- A **Consideration and possible action to review Candidate Applications for Appointment to the City Council and identify Applicants to consider conditionally appointing during a Special Meeting on June 14, 2016, for completing the remainder of Council Member Scott A. Larsen’s current term on the City Council.**

Recommendation to City Council: 1) Complete the established process to consider appointing a successor to Council Member Larsen’s term of office as follows: a) City Council Ad Hoc Subcommittees report findings and identify top applicants to be considered further by the full City Council; and and b) Meet on June 14, 2016, at 5:30 p.m., for the City Council to discuss, consider, and appoint a candidate to serve the remainder of Council Member Larsen’s term; or 2) Alternatively, discuss and take other action related to this item.

14 **CONSENT CALENDAR**

All items under the Consent Calendar are considered by the City Council to be routine and will be enacted by one motion. Specific items may be removed from the Consent Calendar at the request of any member of the City Council for separate consideration.

- CC/SA A **Consideration and possible action to receive and file City Council Warrant Register No. 16-121, dated June 13, 2016.**
Recommendation to City Council: 1) Receive and file Warrant Register No. 16-121; or 2) Alternatively, discuss and take other action related to this item.
- * B **Consideration and possible action to authorize the City Manager to execute Amendment No. 4 to Agreement File No. 430, in a form approved by the City Attorney, with Accuflex, Inc., to extend the term and establish provisions regarding amendments to the Agreement.**
Recommendation to City Council: 1) Authorize the City Manager to execute Amendment No. 4 to Agreement File No. 430 in a form approved by the City Attorney; or 2) Alternatively, discuss and take other action related to this item.
- * C **Consideration and possible action to receive and file denial of a claim submitted by Victor Caceres: Event Date May 3, 2016.**
Recommendation to City Council: 1) Receive and file denial of a claim submitted by Victor Caceres; or 2) Alternatively, discuss and take other action related to this item.
- * D **Consideration and possible action to adopt Resolution No. 16-38 - A Resolution fixing the tax levy for the maintenance of Vehicle Parking District No. 1 for fiscal year 2016-2017.**
Recommendation to City Council: 1) Approve Resolution No. 16-38; or 2) Alternatively, discuss and take other action related to this item.
- * E **Consideration and possible action to approve Resolution No. 16-39 – A Resolution establishing policies and procedures for accepting contributions, donations, gifts, bequests, and devises for public purposes.**
Recommendation to City Council: 1) Approve Resolution No. 16-39; or 2) Alternatively, discuss and take other action related to this item.
- * F **Consideration and possible action to approve Resolution No. 16-40 – A Resolution establishing policy for pre-employment drug testing.**
Recommendation to City Council: 1) Approve Resolution No. 16-40; or 2) Alternatively, discuss and take other action related to this item.

14 **CONSENT CALENDAR** - Continued

- * G **Consideration and possible action to receive and file Agreement File No. 707 between the City of Bellflower and Mark D. Hensley, dba Hensley Law Group, for City Attorney Services to be provided by Karl H. Berger.**

Recommendation to City Council: 1) Receive and file Agreement File No. 707; or 2) Alternatively, discuss and take other action related to this item.

- * H **Consideration and possible action to receive and file Agreement File No. 401.1 with the City of Cerritos for reimbursement for a fingerprint identification specialist.**

Recommendation to City Council: 1) Receive and file Agreement File No. 401.1; or 2) Alternatively, discuss and take other action related to this item.

- * I **Consideration and possible action to authorize the City Manager to execute Amendment No. 14 to Agreement File No. 200, in a form approved by the City Attorney, with Southeast Area Animal Control Authority (SEAACA) for Animal Control Services for Fiscal Year 2016-2017.**

Recommendation to City Council: 1) Approve Amendment No. 14 to Agreement File No. 200 with SEACCA, in a form approved by the City Attorney; or 2) Alternatively, discuss and take other action related to this item.

- * J **Consideration and possible action to approve the Letter of Intent with KaBOOM!, Inc., for the Construction of a New Playground at Ruth R. Caruthers Park; authorize the City Manager to sign the Letter of Intent; and adopt Resolution No. 16-41 – A Resolution approving the design and plans for the installation of playground equipment in Ruth R. Caruthers Park pursuant to Government Code § 830.6 and authorizing the City Manager to execute an agreement with KaBOOM!, Inc. and its Community Partner without the need for competitive bidding as otherwise required by the Bellflower Municipal Code.**

Recommendation to City Council: 1) Approve Letter of Intent (LOI) with KaBOOM!, Inc., and authorize the City Manager to sign the LOI; 2) Adopt Resolution No. 16-41; or 3) Alternatively, discuss and take other action related to this item.

- * K **Consideration and possible action to authorize the City Manager to execute Amendment No. 3 to Agreement File No. 230, in a form approved by the City Attorney, with West Coast Arborists, Inc., to reduce the term and increase the compensation for tree maintenance services.**

Recommendation to City Council: 1) Authorize the City Manager to execute Amendment No. 3 to Agreement File No. 230, in a form approved by the City Attorney; or 2) Alternatively, discuss and take other action related to this item.

14 **CONSENT CALENDAR** - Continued

- * L **Consideration and possible action to authorize the City Manager to execute Amendment No. 2 to Agreement File No. 667, in a form approved by the City Attorney, with Epic Land Solutions, Inc., to provide additional real estate appraisal services for the property at 17325 Bellflower Boulevard.**
Recommendation to City Council: 1) Authorize the City Manager to execute Amendment No. 2 to Agreement File No. 667, in a form approved by the City Attorney; or 2) Alternatively, discuss and take other action related to this item.
- * M **Consideration and possible action to adopt Resolution No. 16-42 - A Resolution to approve a Funding Agreement with Los Angeles County Metropolitan Transportation Authority (Metro) for \$7.31 million of Measure R funds for the Bellflower Boulevard Widening Project, between Artesia Boulevard and SR-91; and return the fully executed Funding Agreement to Metro.**
Recommendation to City Council: 1) Adopt Resolution No. 16-42 and return Funding Agreement to Metro to be fully executed; or 2) Alternatively, discuss and take other action related to this item.
- * N **Consideration and possible action to set a date for a Public Hearing to consider adopting a Resolution seeking voter approval to sell the Bellflower Municipal Water System ("MWS").**
Recommendation to City Council: 1) Schedule June 27, 2016, as the date for a public hearing by the City Council to consider whether to sell the Bellflower Municipal Water System ("MWS") and, if so, place the matter on the consolidated November 8, 2016, ballot; or 2) Alternatively, discuss and take other action related to this item.
- * O **Consideration and possible action to adopt Resolution No. 16-43 – A Resolution authorizing the City Manager to execute a Cooperative Implementation Agreement with Caltrans for the design and construction of a stormwater capture project at Mayfair High School.**
CEQA: If the Cooperative Implementation Agreement is executed, an environmental impact assessment will be conducted in November 2016.
Recommendation to City Council: 1) Adopt Resolution No. 16-43; or 2) Alternatively, discuss and take other action related to this item.
- * P **Consideration and possible action to adopt Resolution No. 16-44 – A Resolution adopting the annual appropriations limit for fiscal year 2016-2017.**
Recommendation to City Council: 1) Approve Resolution No. 16-44; or 2) Alternatively, discuss and take other action related to this item.

14 **CONSENT CALENDAR** - Continued

- * Q **Consideration and possible action to receive and file Agreement File No. 706 with HC and Associates for the purpose of an Exclusive Negotiation Agreement for the development of real property located at 8827-8829 Artesia Boulevard and 8800 Palm Street.**

Recommendation to City Council: 1) Receive and file Agreement File No. 706; or 2) Alternatively, discuss and take other action related to this item.

- * R **Consideration and possible action to authorize the City Manager to execute Amendment No. 1 to Agreement File No. 464.1 in a form approved by the City Attorney, between the City of Bellflower, acting as the Successor Housing Agency to the Dissolved Bellflower Redevelopment Agency, and Our Place Housing Solutions, to decrease the funding for Homeless Prevention and Rapid Re-Housing Services shifting remaining funds to the Little House, Inc., Project (Agreement File No. 472.1.1).**

Recommendation to City Council: 1) Authorize the City Manager to execute Amendment No. 1 to Agreement File No. 464.1, in a form approved by the City Attorney; or 2) Alternatively, discuss and take other action related to this item.

- * S **Consideration and possible action to authorize the City Manager to execute Amendment No. 1 to Agreement File No. 472.1.1, in a form approved by the City Attorney, between the City of Bellflower, acting as the Successor Housing Agency to the Dissolved Bellflower Redevelopment Agency, and Little House, Inc., using savings from Our Place Housing Solutions (Agreement File No. 464.1) Homeless Prevention and Rapid-Rehousing Program to increase the funding for the completion of a 3-bedroom Americans with Disability Act (ADA) compliant unit with a multi-purpose room and kitchen for qualified low income Bellflower women with substance abuse problems and at-risk of becoming homeless.**

Recommendation to City Council: 1) Authorize the City Manager to execute Amendment No. 1 to Agreement File No. 472.1.1, in a form approved by the City Attorney; or 2) Alternatively, discuss and take other action related to this item.

- CC/SA T **Consideration and possible action to approve the Minutes of the May 9, 2016, Regular Meeting of the Bellflower City Council and City Council Acting on Behalf of the Successor Agency to the Dissolved Bellflower Redevelopment Agency.**

Recommendation to City Council: 1) Approve the May 9, 2016, Minutes; or 2) Alternatively, discuss and take other action related to this item.

15 **COUNCIL REPORTS**

16 **ADJOURNMENT**

Adjourn to the next Regular Meeting of the Bellflower City Council at 5:30 p.m. on Monday, June 27, 2016