

**ANNOTATED AGENDA
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**

5:32 p.m.

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**

No reportable action; adjourned Closed Session to an Adjourned Regular Meeting of the Bellflower City Council acting on behalf of the Successor Agency to the Dissolved Bellflower Redevelopment Agency at 4:30 p.m. on June 14, 2016

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

5 **CALL TO ORDER**

7:04 p.m.

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**

George Franzen

Robin Snow

Julia Emerson, Southern California Edison

Amy Boteilho, Clifton M. Brakensiek Library

John Butts

11 **PUBLIC HEARING(S)**

* 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.

**Action: *Opened the Public Hearing
Santa Ines/Schnablegger, without objection***

**Action: *Closed the Public Hearing
Larsen/Schnablegger, without objection***

**Action: *Read by title only, waived further reading, and adopted
Urgency Ordinance No. 1315
Santa Ines/Schnablegger, 4-0-0-1 (Dunton abstained)***

12 **ORDINANCES AND RESOLUTIONS FOR CONSIDERATION**

None

13 **CONSIDERATION ITEM(S)**

- * 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.
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Action: City Council Ad Hoc Subcommittees reported findings as follows: 1) a) Subcommittee of Mayor Koops and Council Member Dunton recommended Juan Garza as Appointee; and b) Subcommittee of Mayor Pro Tem Schnablegger and Council Member Santa Ines recommended Victor Sanchez as Appointee; and 2) the City Council will meet on June 14, 2016, at 5:30 p.m. to discuss, consider, and appoint a candidate/applicant to serve the remainder of Council Member Larsen's term.

14 **CONSENT CALENDAR**

Action: Approved the actions stipulated on the Consent Calendar Schnablegger/Santa Ines, 5-0 (Dunton recused on Items 14-D, 14-L, and 14-M and Larsen recused on Items 14-D and 14-J)

CC/SA A **Consideration and possible action to receive and file City Council Warrant Register No. 16-121, dated June 13, 2016.**

Action: Received and filed Warrant Register No. 16-121.

- * 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.**

Action: Authorized the City Manager to execute Amendment No. 4 to Agreement File No. 430 in a form approved by the City Attorney.

- * C **Consideration and possible action to receive and file denial of a claim submitted by Victor Caceres: Event Date May 3, 2016.**

Action: Received and filed denial of a claim submitted by Victor Caceres.

- * 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.**

Action: Approved Resolution No. 16-38.

14 **CONSENT CALENDAR** - Continued

- * 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.**
Action: Approved Resolution No. 16-39.
- * F **Consideration and possible action to approve Resolution No. 16-40 – A Resolution establishing policy for pre-employment drug testing.**
Action: Approved Resolution No. 16-40.
- * 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.**
Action: Received and filed Agreement File No. 707.
- * 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.**
Action: Received and filed Agreement File No. 401.1.
- * 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.**
Action: Approved Amendment No. 14 to Agreement File No. 200, in a form approved by the City Attorney.
- * 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.**
Action: Approved Letter of Intent (LOI) with KaBOOM!, Inc., and authorized the City Manager to sign the LOI; and 2) Adopted Resolution No. 16-41.

14 **CONSENT CALENDAR** - Continued

- * 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.**
Action: Authorized the City Manager to execute Amendment No. 3 to Agreement File No. 230, in a form approved by the City Attorney.
- * 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.**
Action: Authorized the City Manager to execute Amendment No. 2 to Agreement File No. 667, in a form approved by the City Attorney.
- * 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.**
Action: Adopted Resolution No. 16-42 and returned Funding Agreement to Metro to be fully executed.
- * 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”).**
Action: Scheduled 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, will place the matter on the consolidated November 8, 2016, ballot.
- * 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.

Action: Adopted Resolution No. 16-43.
- * P **Consideration and possible action to adopt Resolution No. 16-44 – A Resolution adopting the annual appropriations limit for fiscal year 2016-2017.**
Action: Approved Resolution No. 16-44.

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.**

Action: Received and filed Agreement File No. 706.

- * 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).**

Action: Authorized the City Manager to execute Amendment No. 1 to Agreement File No. 464.1, in a form approved by the City Attorney.

- * 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.**

Action: Authorized the City Manager to execute Amendment No. 1 to Agreement File No. 472.1.1, in a form approved by the City Attorney.

- 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.**

Action: Approved the May 9, 2016, Minutes.

15 **COUNCIL REPORTS**

16 **ADJOURNMENT**

Adjourned at 8:42 p.m., in memory of David L. Gangloff, to an Adjourned Regular Meeting of the Bellflower City Council acting on behalf of the Successor Agency to the Dissolved Bellflower Redevelopment Agency at 4:30 p.m. on June 14, 2016