



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 June 13, 2016, Regular Meeting of the Bellflower City Council and City Council acting on behalf of the Successor Agency to the Dissolved Bellflower Redevelopment Agency.
DATE: June 27, 2016

EXECUTIVE SUMMARY

None

RECOMMENDATION TO CITY COUNCIL

- 1) Approve the June 13, 2016, Regular Meeting Minutes; or
- 2) Alternatively, discuss and take other action related to this item.

FISCAL IMPACT

None

ATTACHMENT

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

1 Call to Order

Mayor Koops called the Regular City Council Meeting to order at 5:32 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 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

Without objection, Mayor Koops recessed the Meeting at 5:33 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 Koops reconvened the Meeting at 7:04 p.m. with all members present and 1) announced that no reportable action was taken during Closed Session; and 2) 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.

5 Call to Order

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

Staff Participants:

Jeffrey L. Stewart, City Manager
Karl H. Berger, City Attorney
Mayra Ochiqui, City Clerk
Jim DellaLonga, Director of Economic Development
Art Bashmakian, Director of Planning
Karen L. Avery, Deputy City Clerk

7 Invocation

Council Member Council Member Scott A. Larsen offered the Invocation.

8 Pledge of Allegiance

Director of Economic Development Jim DellaLonga led the assembly in the Pledge of Allegiance.

9-A City Council Announcements

Mayor Koops 1) acknowledged Bellflower High School government teacher and students in attendance; and 2) provided details relative to free summer activities at Caruthers Park, Simms Park, and Thompson Park provided by the Parks and Recreation Department

Mayor Pro Tem Schnablegger provided details relative to the Family Olympics summer event hosted by the Parks and Recreation Department on June 25, 2016, at Caruthers Park.

Council Member Santa Ines congratulated the 2016 graduates of Bellflower High School, Mayfair High School, and Somerset High School.

Council Member Larsen provided details relative to the Relay for Life event to be held at Bellflower High School the weekend of July 9-10, 2016.

Council Member Dunton provided details relative to volunteer opportunities in the City through the Bellflower Volunteer Center.

10 Public Comments

George Franzen provided details relative to a break-in at his home while he and his wife were on vacation, expressing the opinion that homes in his neighborhood become exposed to these types of crimes after having yard sales, and provided the City Council with copies of a flyer regarding the matter that he distributed to his neighbors regarding the issue.

Robin Snow 1) provided details relative to the Relay for Life event to be held July 9-10, 2016, at Bellflower High School; and 2) congratulated Council Member Larsen on his retirement.

Julia Emerson, Southern California Gas Company, 1) congratulated Council Member Larsen on his retirement; 2) stated that the Southern California Gas Company is celebrating its 150th Anniversary; and 3) announced the Public Utility Commission's recent decision to close the Bellflower Payment Office and responded to Council Members' questions regarding the matter.

City Manager Stewart stated that the City could post payment locations on the City's website to help residents with the transition.

Amy Boteilho, Clifton M. Brakensiek Library, 1) reviewed upcoming Library programs/events; 2) at the request of Mayor Koops, provided details relative to the Book Mobile Program, stating that she would provide additional information as to whether program services were provided to Bellflower residents.

10 Public Comments - Continued

John Butts addressed the City Council relative to 1) implementing his apartment tax proposal to increase the Business License rental fee for apartment units; 2) the negative impacts the new minimum wage will have on small businesses in the City, especially noting Workers' Compensation Insurance requirements; and 3) the solar panel businesses taking advantage of Bellflower residents, providing the opinion that the City can add to the building codes to protect the consumers and offered additional input if needed.

City Manager Stewart stated that 1) he agreed with Mr. Butts' comments on the solar panel issue and would meet with him to discuss the matter further; and 2) any residents working on projects with solar companies should contact the City for further direction.

11-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. [CITY]

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.

City Manager Stewart read by title Urgency Ordinance No. 1315.

At the City Council Meeting on May 9, 2016, 1) Mayor Koops announced that he would recuse himself from the matter as he owns property within 500 feet of the subject matter; 2) Council Member Dunton announced that he would recuse himself from the matter as he owns property within 500 feet of the subject matter; and 3) Council Member Larsen announced that he would recuse himself from the matter as he has clients within 500 feet of the subject matter. Since there was less than a quorum without conflicts, and the matter required a four-fifths vote, lots were drawn between Council Member Dunton, Council Member Larsen, and Mayor Koops to determine which two would participate in all future discussions regarding Item 11-A. It was determined that Council Member Larsen and Mayor Koops would participate and Council Member Dunton would remain conflicted out of any discussion regarding Item 11-A any time it came before the City Council.

11-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 - Continued

For the record, noting the aforementioned recusal, Council Member Dunton announced that he would recuse himself from Item 11-A and left the dais and Council Chambers at 7:32 p.m.

Director of Planning Bashmakian presented the Staff Report and responded to Council Members' questions.

Following discussion, it was moved by Council Member Santa Ines, seconded by Mayor Pro Tem Schnablegger, and carried without objection, to open the Public Hearing.

Responding to **John Paul Drayer's** inquiries, City Attorney Berger stated that 1) time was of the essence as the moratorium expires on June 23, 2016, and the matter could not wait until the new Council Member was seated to be voted upon; and 2) the Governor's proposal to streamline California Environmental Quality Act (CEQA) projects is pending before the Legislature at this time.

Council Member Larsen and City Attorney Berger provided a brief explanation of CEQA for the benefit of the government students in attendance.

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

Following discussion, it was moved by Council Member Santa Ines, seconded by Mayor Pro Tem Schnablegger, and carried by the following roll call vote, to read by title only, waive further reading, and adopt Urgency Ordinance No. 1315:

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

ABSTAIN: Council Member - Dunton

Council Member Dunton returned to the dais and Council Chambers at 7:42 p.m.

12 ORDINANCES AND RESOLUTIONS FOR CONSIDERATION

None

13-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. [CITY]

City Manager Stewart presented the Staff Report and responded to Council Members' questions.

Each City Council Subcommittee explained the process by which they reviewed the applicants' qualifications.

Following discussion, 1) Subcommittee of Mayor Koops and Council Member Dunton named Juan Garza as their final applicant of choice; and 2) Subcommittee of Mayor Pro Tem Schnablegger and Council Member Santa Ines named Victor Sanchez as their final applicant of choice.

Mayor Koops announced Juan Garza and Victor Sanchez as the final applicants to return on June 14, 2016, for the final selection process.

The following individuals spoke in favor of appointing Victor Sanchez as successor to Council Member Larsen's seat and completing the term ending March 2017:

- **Sue Nicolette, Bellflower High School Government Teacher**
- **Robin Snow**
- **Unidentified Bellflower High School Senior**
- **Chrissy Padilla**
- **Edward Sanchez**

George Franzen spoke in favor of appointing Juan Garza as successor to Council Member Larsen's seat and completing the term ending March 2017.

The following individuals did not state a position in favor or against either applicant, but made comments generally related to the subject.

- **John Paul Drayer**
- **Unidentified Bellflower Resident**

Mayor Koops announced that Juan Garza and Victor Sanchez would each be given an opportunity to provide a statement of qualifications of up to five minutes at the June 14, 2016, Special Meeting scheduled for 5:30 p.m.

14 Consent Calendar

For the record, 1) Council Member Larsen announced that he would recuse himself from Item Nos. 14-D (Vehicle Parking District No. 1) and 14-J (Installation of playground equipment in Ruth R. Caruthers Park) as he owns property within 500 feet of the subject properties; and 2) Council Member Dunton announced that he would recuse himself from Item Nos. 14-D (Vehicle Parking District No. 1), 14-L (Real estate appraisal services for the property at 17325 Bellflower Boulevard), and 14-M (Bellflower Boulevard Widening Project) as he owns property within 500 feet of the subject properties.

Noting the aforementioned recusals, it was moved by Mayor Pro Tem Schnablegger, seconded by Council Member Santa Ines, and carried by the following roll call vote, to approve the actions stipulated on the following Consent Calendar items:

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

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

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. [CITY]

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. [CITY]

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. [CITY]

Action: Approved Resolution No. 16-38.

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. [CITY]

Action: Approved Resolution No. 16-39.

14 Consent Calendar - Continued

- F **Consideration and possible action to approve Resolution No. 16-40 – A Resolution establishing policy for pre-employment drug testing. [CITY]**

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. [CITY]**

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. [CITY]**

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. [CITY]**

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. [CITY]**

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.
- 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. [CITY]**

Action: Authorized the City Manager to execute Amendment No. 3 to Agreement File No. 230, in a form approved by the City Attorney.

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. [CITY]**
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. [CITY]**
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”). [CITY]**
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. [CITY]**
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. [CITY]**
Action: Approved Resolution No. 16-44.
- 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. [CITY]**
Action: Received and filed Agreement File No. 706.

14 Consent Calendar - Continued

- 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). [CITY]**

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. [CITY]**

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.

- 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. [CC/SA]**

Action: Approved the May 9, 2016, Minutes.

15 Council Reports

Council Member Santa Ines 1) thanked the members of the public in attendance for participating; 2) acknowledged Mrs. Koops, Mrs. Dunton, and Mrs. Larsen in attendance; and 3) thanked Bellflower High School Government Teacher Sue Nicoletti for encouraging her students to participate in City Council meetings.

Council Member Larsen 1) without objection, requested that the meeting be adjourned in memory of David L. Gangloff; and 2) addressed the public regarding his June 24, 2016, retirement from the City Council, a) expressing gratitude to his City Council colleagues, City Staff, parents, and wife; and b) offering his final thoughts about governance.

16 Adjournment

Without objection, Mayor Koops adjourned the meeting at 8:42 p.m., in memory of David L. Gangloff and the Orlando Shooting Victims, to an Adjourned Regular Meeting of the Bellflower City Council at 4:30 p.m. on Tuesday, June 14, 2016.

**Dan Koops, Mayor
City of Bellflower**

Attest:

**Mayra Ochiqi, City Clerk
Approved: June 27, 2016**