

The City of Bellflower

Families. Businesses. Futures.

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Next CC Resolution No. 16-45

Next CC Agreement No. 712

Next Ordinance No. 1316

Next SA Resolution No. SA-16-04

Next SA Agreement No. SA-18

AGENDA

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 27, 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 Sonny R. Santa Ines

3 **RECESS TO CLOSED SESSION**

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

Property: City of Bellflower Municipal Water System
(including 700 acre feet of groundwater)

Agency Negotiator: Jeffrey L. Stewart, City Manager
Negotiating Party: California American Water Company
California Water Service Company
Golden State Water Company
Liberty Utilities

Under Negotiation: Price and terms of payment

B CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
[CC/SA] (Significant exposure to litigation pursuant to paragraph (2) of
subdivision (d) of Government Code Section 54956.9): One matter

4 **RECONVENE FOR OPEN SESSION**

MONDAY, JUNE 27, 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 Sonny R. Santa Ines

7 **INVOCATION:** Mayor Pro Tem Ron Schnablegger

8 **PLEDGE OF ALLEGIANCE:** Art Bashmakian, Director of Planning

9 **OATH OF OFFICE - COUNCIL-APPOINTEE JUAN GARZA**

10 **CITY COUNCIL ANNOUNCEMENTS**

11 **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.

12 **PUBLIC HEARING(S)**

- A **Consideration and possible action to conduct a public hearing to consider adopting a Resolution seeking voter approval to sell the Bellflower Municipal Water System (“MWS”) to a specific buyer; and, if approved, adopt other Resolutions necessary to place the matter on the consolidated November 8, 2016, ballot. [CITY]**

Recommendation to City Council: 1) Open the public hearing; take testimonial and documentary evidence; after considering the evidence, continue the public hearing to the July 11, 2016, City Council Meeting; or 2) Alternatively, discuss and take other action related to this item.

13 **ORDINANCES AND RESOLUTIONS FOR CONSIDERATION**

None

14 **CONSIDERATION ITEM(S)**

- A **Consideration and possible action to cancel the 2016 Party in the Plaza event, a City conducted special event; and reallocate the funds to the 60th Birthday Celebration. [CITY]**

Recommendation to City Council: 1) Cancel the 2016 Party in the Plaza event and direct staff to prepare a budget amendment to reallocate the funds to the 60th Birthday Celebration; or 2) Alternatively, discuss and take other action related to this item.

- B **Consideration and possible action to reduce the City’s Community policing Plan by eliminating one sergeant position and one motor deputy position and adding \$75,000 to traffic enforcement overtime. [CITY]**

Recommendation to City Council: 1) Approve Staff’s recommendation to modify the Community Policing Plan by eliminating one motor deputy position and one sergeant position and adding \$75,000 to traffic enforcement overtime; or 2) Alternatively, discuss and take other action related to this item.

14 **CONSIDERATION ITEM(S)** - Continued

- C **Consideration and possible action to authorize the City Manager to execute Agreement File No. 710 (Affordable Housing and Property Disposition Agreement) with Partnership Housing Inc. (Habitat for Humanity), Amendment No.1 to Agreement File No. 681 (HOME-Community Housing Development Organization Funds Agreement) to provide \$250,000 for a Construction Loan, and associated documents related to the Partnership Housing - 8809 Ramona Street Project (Project), in a form approved by the City Attorney, after an Authorization to Proceed is issued by the Department of Housing and Urban Development (HUD) for the affordable housing development on 8809 Ramona Street. [CITY]**

CEQA: This action can be exempted from further CEQA evaluation and clearance in accordance with Section 15061(b)(3) of the CEQA Guidelines. Section 15061(b)(3) states, "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The proposed activity is the authorization for the City Manager to approve the affordable housing and property disposition agreement, in a form approved by the City Attorney, and other related documents to sell property for the Project. Accordingly, the proposed activity is considered administrative and will not specifically result in any potentially significant environmental impact. Therefore, further environmental analysis is not required for the proposed documents. It should be noted that environmental impacts directly resulting with the proposed development of the Project will be separately analyzed when design plans for the Project are finalized.

Recommendation to City Council: 1) Authorize the City Manager to execute Agreement File No. 710 (Affordable Housing and Property Disposition Agreement) with Partnership Housing Inc., Amendment No.1 to Agreement File No. 681 (HOME-Community Housing Development Organization Funds Agreement) with Partnership Housing Inc., to provide \$250,000 for a Construction Loan, and associated documents related to the Partnership Housing - 8809 Ramona Street Project (Project), in a form approved by the City Attorney, after an Authorization to Proceed is issued by the Department of Housing and Urban Development (HUD) for the affordable housing development on 8809 Ramona Street; or 2) Alternatively, discuss and take other action related to this item.

14 **CONSIDERATION ITEM(S)** - Continued

- D **Consideration and possible action to receive and file a presentation by Bellflower Unified School District (BUSD) regarding reprioritization of projects pursuant to Memorandum of Understanding (MOU) No. 5 and Settlement Agreement between BUSD and the Bellflower Redevelopment Agency dated November 24, 2008. [CC/SA]**

Recommendation to City Council: 1) Receive and file a presentation by Bellflower Unified School District; or 2) Alternatively, discuss and take other action related to this item.

15 **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.

- A **Consideration and possible action to receive and file City Council Warrant Register No. 16-122, dated June 27, 2016. [CC/SA]**

Recommendation to City Council: 1) Receive and file Warrant Register No. 16-122; 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 May 2016. [CC/SA]**

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

- C **Consideration and possible action to approve the Minutes of the May 23, 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 May 23, 2016, Regular Meeting Minutes; 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. 711, in a form approved by the City Attorney, with Twining Consulting Inc., for materials testing, inspection, and field soils observations for the construction of the Bellflower Events Center and Fire Museum. [CITY]**

Recommendation to City Council: 1) Authorize the City Manager to execute Agreement File No. 711, in a form approved by the City Attorney; or 2) Alternatively, discuss and take other action related to this item.

15 **CONSENT CALENDAR** - Continued

- E **Consideration and possible action to receive and file Agreement File No. 240 with Liebert Cassidy Whitmore for the purpose of continuing our membership in the Gateway Public Employment Relations Consortium. [CITY]**
Recommendation to City Council: 1) Receive and file Agreement File No. 240; or 2) Alternatively, discuss and take action related to this item.
- F **Consideration and possible action to approve Agreement File No. 51.48-3 with County of Los Angeles Probation Department to continue providing a Prevention and Intervention Program (PIP). [CITY]**
Recommendation to City Council: 1) Approve Agreement File No. 51.48-3; or 2) Alternatively, discuss and take other action related to this item.
- G **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. [CC/SA]**
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.
- H **Consideration and possible action to approve the Minutes of the June 14, 2016, Adjourned 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 June 14, 2016, Adjourned Regular Meeting Minutes; or 2) Alternatively, discuss and take other action related to this item.
- I **Consideration and possible action to approve the Minutes of the June 14, 2016, Special Meeting of the Bellflower City Council (Closed Session). [CITY]**
Recommendation to City Council: 1) Approve the June 14, 2016, Special Meeting Minutes; or 2) Alternatively, discuss and take other action related to this item.
- J **Consideration and possible action to approve the Minutes of the June 14, 2016, Special Meeting of the Bellflower City Council (Open Session). [CITY]**
Recommendation to City Council: 1) Approve the June 14, 2016, Special Meeting Minutes; or 2) Alternatively, discuss and take other action related to this item.

15 **CONSENT CALENDAR** - Continued

- K **Consideration and possible action to authorize the City Manager to execute [Agreement File No. 320.8.4](#), in a form approved by the City Attorney, with Bellflower-Somerset Mutual Water Company, for the lease of water pumping allocation rights in Fiscal Year 2016-2017. [CITY]**

Recommendation to City Council: 1) Authorize the City Manager to execute Agreement File No. 320.8.4 in a form approved by the City Attorney; or 2) Alternatively, discuss and take other action related to this item.

16 **COUNCIL REPORTS**

17 **ADJOURNMENT**

Adjourn to the next Regular Meeting of the Bellflower City Council at 5:30 p.m. on Monday, July 11, 2016