

**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 27, 2016, 5:30 P.M. – CLOSED SESSION
BELLFLOWER CITY HALL - COUNCIL CHAMBERS**

For the record, City Clerk Ochiqui administered the Oath of Office to Council-Appointee Juan Garza prior to the Closed Session portion of the City Council Meeting.

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 Juan Garza
 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**

No reportable action

MONDAY, JUNE 27, 2016, 7 P.M. – OPEN SESSION

5 **CALL TO ORDER**

7:00 p.m.

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**

*Honorable Don Knabe, Los Angeles County Supervisor, Fourth District,
administered the Oath of Office to Council-Appointee Juan Garza*

10 **CITY COUNCIL ANNOUNCEMENTS**

11 **PUBLIC COMMENTS**

*Angie Reyes English, Mayor Pro Tem, City of Hawthorne
Ken Glenn
Amy Boteilho, Clifton M. Brakensiek Library
Ricardo Mendoza, Field Representative, Congresswoman Linda Sanchez
Kimberlee Tachiki-Chin, Sr. Advisor, Congresswoman Lucille Roybal-Allard
Representative from Speaker of the Assembly Anthony Rendon's Office
Edgar Estrada, Field Representative, Assembly Member Cristina Garcia
Robin Snow
Sean Ashton, Council Member, City of Downey
Steve Caplan*

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

Action: *Continued the Public Hearing to the July 11, 2016, City Council Meeting
Schnablegger/Santa Ines, without objection*

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]
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Action: *Canceled the 2016 Party in the Plaza event and directed Staff to prepare a budget amendment to reallocate the funds to the 60th Birthday Celebration
Dunton/Schnablegger, 5-0*

- 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]
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Action: *Approved 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
Schnablegger/Santa Ines, 5-0*

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

- C Consideration and possible action to authorize the City Manager to execute Agreement File No. 710 - Continued

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.

***Action: Authorized 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
Dunton/Garza, 5-0***

- 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]

***Action: Received and filed a presentation by Bellflower Unified School District; reactivated the BUSD Ad Hoc Committee (Mayor Pro Tem Schnablegger and Council Member Santa Ines); authorized the BUSD Ad Hoc Committee to negotiate a formal amendment to the Settlement Agreement between BUSD and the Successor Agency to the Dissolved Bellflower Redevelopment Agency by January 1, 2017
Dunton/Santa Ines, 5-0, as amended***

15 **CONSENT CALENDAR**

Action: *Approved the actions stipulated on the Consent Calendar Santa Ines/Garza, 5-0 (Garza recused on Items 15-C, 15-G, 15-H, 15-I, and 15-J)*

- A **Consideration and possible action to receive and file City Council Warrant Register No. 16-122, dated June 27, 2016. [CC/SA]**
Action: Received and filed Warrant Register No. 16-122.
- B **Consideration and possible action to receive and file City Council Treasurer's Report for the Month of May 2016. [CC/SA]**
Action: Received and filed Treasurer's Report for the Month of May 2016.
- 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]**
Action: Approved the May 23, 2016, Regular Meeting Minutes.
- 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]**
Action: Authorized the City Manager to execute Agreement File No. 711, in a form approved by the City Attorney.
- 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]**
Action: Received and filed Agreement File No. 240.
- 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]**
Action: Approved Agreement File No. 51.48-3.
- 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]**
Action: Approved the June 13, 2016, Regular Meeting Minutes.

15 **CONSENT CALENDAR** - Continued

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]**

Action: Approved the June 14, 2016, Adjourned Regular Meeting Minutes.

I **Consideration and possible action to approve the Minutes of the June 14, 2016, Special Meeting of the Bellflower City Council (Closed Session). [CITY]**

Action: Approved the June 14, 2016, Special Meeting Minutes.

J **Consideration and possible action to approve the Minutes of the June 14, 2016, Special Meeting of the Bellflower City Council (Open Session). [CITY]**

Action: Approved the June 14, 2016, Special Meeting Minutes.

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]**

Action: Authorized the City Manager to execute Agreement File No. 320.8.4 in a form approved by the City Attorney.

16 **COUNCIL REPORTS**

17 **ADJOURNMENT**

Adjourned at 8:35 p.m., in honor of the bravery Deputy Chad Vanden Berg and Deputy Chris Allende, to the next Regular Meeting of the Bellflower City Council at 5:30 p.m. on Monday, July 11, 2016