



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 July 11, 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: August 8, 2016

EXECUTIVE SUMMARY

None

RECOMMENDATION TO CITY COUNCIL

- 1) Approve the July 11, 2016, Regular Meeting Minutes; or
- 2) Alternatively, discuss and take other action related to this item.

FISCAL IMPACT

None

ATTACHMENT

Minutes of the July 11, 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, JULY 11, 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 5:38 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 Juan Garza

It was moved by Mayor Pro Tem Schnablegger, seconded by Council Member Garza, and carried without objection, to excuse the absence of Council Member Santa Ines.

3 Recess to Closed Session

For the record, Council Member Garza announced that he will recuse for Item 3-B (City of Bellflower Municipal Water System) as he is a customer of the Bellflower Municipal Water System and is awaiting advice from the Fair Political Practices Commission as to whether he needs to recuse from discussion of this matter.

3 Closed Session - Continued

Without objection, Mayor Koops recessed the Meeting at 5:40 p.m. to a Closed Session regarding:

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

Property: 16500-16518 Bellflower Boulevard
(APN 7109-010-912)
Negotiators: Jeffrey L. Stewart, City Manager, on behalf of the
City of Bellflower and the Successor Agency to the
Bellflower Redevelopment Agency ("Successor
Agency")
Negotiating Parties: City of Bellflower and Successor Agency
Under Negotiation: Price and Terms of payment

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

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

4 Reconvene for Open Session

Mayor Koops reconvened the Meeting at 7:09 p.m. with all members present and announced that no reportable action was taken during Closed Session.

5 Call to Order

Mayor Koops called the Open Session of the Regular City Council Meeting to order at 7:09 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 Juan Garza

It was moved by Mayor Pro Tem Schnablegger, seconded by Council Member Garza, and carried without objection, to excuse the absence of Council Member Santa Ines.

Staff Participants:

Jeffrey L. Stewart, City Manager
Karl H. Berger, City Attorney
Mayra Ochiqui, City Clerk
P.J. Mellana, Director of Parks and Recreation
Len Gorecki, Director of Public Works
Jim DellaLonga, Director of Economic Development
Art Bashmakian, Director of Planning
Lidia Chavaque, Executive Assistant

7 Invocation

Mayor Dan Koops offered the Invocation.

8 Pledge of Allegiance

Len Gorecki, Director of Public Works led the assembly in the Pledge of Allegiance.

9 City Council Announcements

Mayor Koops provided details relative to the Relay for Life Event at Bellflower High School.

Mayor Pro Tem Schnablegger provided details relative to the 6th Annual Blood Drive sponsored by the City and the American Red Cross to be held at City Hall on July 28, 2016.

Council Member Garza provided details relative to the City's summer "Streetfests" beginning on July 15, 2016.

Council Member Dunton provided details relative to the second Senior Excursion to the USS Iowa in San Pedro on August 1, 2016.

10 Public Comments

Chrissy Padilla Birkey, Kingdom Causes and Our Placing Housing Solutions, 1) provided details relative to a preliminary report from the annual homeless count conducted each year, indicating that the homeless population in the City had decreased from 315 last year to 176 this year; and 2) thanked the City for the partnership pilot program to aid homeless prevention in the City, indicating that the program has helped to house 26 students from the Bellflower Unified School District in the last 6 months.

Robin Snow 1) provided details relative to a) the Relay for Life Event; and b) memorial services scheduled for Jerry Miller; and 2) provided words of encouragement for Council Member Santa Ines.

Amy Boteilho, Clifton M. Brakensiek Library, reviewed upcoming Library programs/events.

11-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. (Continued from the July 27, 2016, City Council Meeting) [CITY]**

For the record, Council member Garza announced that he will be recusing from Item 11-A as he is a customer of the Bellflower Municipal Water System and is awaiting advice from the Fair Political Practices Commission as to whether he needs to recuse from discussions regarding this matter. Council Member Garza left the dais and the Council Chambers at 7:23 p.m.

City Manager Stewart introduced the item, announced that the City Council narrowed the buyer to California-American Water Company, and stated that the Staff recommendation is to take public testimony and continue the matter to a Special City Council Meeting on July 25, 2016.

It was moved by Council Member Dunton, seconded by Mayor Pro Tem Schnablegger, and carried without objection, to reopen the continued public hearing.

John Paul Drayer requested and received confirmation from City Manager Stewart that MWS customers would receive notification relative to the next public hearing regarding this matter.

Following discussion, it was moved by Council Member Dunton, seconded by Mayor Pro Tem Schnablegger, and carried without objection, to 1) continue the public hearing to a Special City Council Meeting on July 25, 2016, at 3:00 p.m.; and 2) direct the City Manager to provide notification by mail to all MWS customers relative to the next scheduled public hearing on July 25, 2016, at 3:00 p.m.

Council Member Garza returned to the Council Chambers and dais at 7:26 p.m.

12 Ordinances and Resolutions for Consideration

None

13-A Consideration and possible action to receive and file this Staff Report relative to the expiration of the Temporary Utility Users' Tax ("Measure P") and consequent discontinuance of revenue.

City Manager Stewart reviewed the Staff report and responded to Council Member's questions.

Following discussion, it was consensus of the City Council to select Council Member Dunton and Council Member Garza to serve on a subcommittee.

It was moved by Mayor Pro Tem Schnablegger, seconded by Mayor Koops, and carried without objection to 1) receive and file the Staff Report; and 2) create a City Council subcommittee consisting of Council Member Dunton and Council Member Garza to discuss alternative revenue opportunities to replace Measure P Funds.

13-B Consideration and possible action to amend the project list included as an attachment to the November 24, 2008 Settlement Agreement with the Bellflower Unified School District (BUSD). [CC/SA]

City Manager Stewart reviewed the Staff report and, with City Attorney Berger, responded to Council Member's questions.

Mayor Koops requested that the letter drafted by the City Manager and City Attorney be shown to the City Council prior to submittal to BUSD.

Peter Hirezi requested and received clarification from City Manager Stewart relative to there not being a specific deadline in the Settlement Agreement of when the projects needed to be completed.

John Paul Drayer requested and received clarification from Mayor Koops and City Manager Stewart relative to the refurbishing of tennis courts no longer being applicable and the enforcement of the previous agreement.

Following discussion, it was moved by Council Member Dunton, seconded by Council Member Garza, and carried by the following roll call vote, to 1) authorize the City Manager to execute an amendment, in a form approved by the City Attorney, to the 2008 Settlement Agreement with BUSD on behalf of the City and Successor Agency in order to add a revised project list:

AYES: Council Members - Schnablegger, Dunton, Garza,
Koops

14 Consent Calendar

For the record, Council Member Garza pulled items 14-D (Lease Agreement File No. 712 with Patrick Pierre for lease of property at 16552 Bellflower Boulevard, identified as Kiosk B) and 14-L (Amendment No. 2 to Agreement File No. 464.1 with Our Place Housing Solutions) for separate discussion.

After discussion, it was moved by Council Member Dunton and seconded by Mayor Pro Tem Schnablegger, and carried by the following roll call vote, to approve the actions stipulated on the following consent items:

AYES: Council Members - Schnablegger, Dunton, Garza, Koops

A Consideration and possible action to receive and file City Council Warrant Register No. 17-011, dated July 11, 2016. [CC/SA]

Action: Received and filed Warrant Register No. 17-011.

B Consideration and possible action to ratify the Revised 2016 Mayor's Appointments. [CITY]

Action: Ratified Mayor Koop's Revised 2016 Mayor's Appointments.

C Consideration and possible action to receive and file Lease Agreement File No. 712 with Patrick Pierre for lease of property at 16552 Bellflower Boulevard, identified as Kiosk B. [CITY]

Action: Received and filed Agreement File No. 712.

D Consideration and possible action to adopt Resolution No. 16-45 – A Resolution establishing a Fitness for Duty and Substance Abuse Prevention Policy. [CITY]

Action: Adopted Resolution No. 16-45.

E Consideration and possible action to authorize the Director of Public Works, or designee, to install red curb parking restrictions at 9560 Oak Street and 9550 Oak Street fronting Ardmore Avenue (C.E. #16-07). [CITY]

Action: Authorized the Director of Public Works, or designee, to install red curb parking restrictions at 9560 Oak Street and 9550 Oak Street fronting Ardmore Avenue.

F Consideration and possible action to receive and file the After-Action Report for the July 4th Fireworks Enforcement Program. [CITY]

Action: Received and filed the After-Action Report for the July 4th Fireworks Enforcement Program.

G Consideration and possible action to adopt Resolution No. 16-46 – A Resolution approving the 2016 City of Bellflower Transit Services Title VI Program. [CITY]

Action: Adopted Resolution No. 16-46.

14 **CONSENT CALENDAR** – Continued

- N **Consideration and possible action to receive and file Lease Agreement File No. 713 with Joanna Marin for lease of property at 16552 Bellflower Boulevard, identified as Kiosk D. [CITY]**

Action: Received and filed Agreement File No. 713.

- O **Consideration and possible action to receive and file Agreement File No. 692 with Eco-Rapid Transit for Transit Oriented Development (TOD) research and oversight support services for the TOD Planning Grant. [CITY]**

Action: Received and filed Agreement File No. 692.

15 **Council Reports**

Mayor Koops, Mayor Pro Tem Schnablegger, Council Member Garza, and Council Member Dunton, made various comments and reports.

Without objection, Mayor Koops requested that the meeting be adjourned in memory of Jerry Miller.

16 **Adjournment**

Without objection, Mayor Koops adjourned the meeting at 7:42 p.m., in memory of Gerald “Jerry” Miller, to the next Regular Meeting of the Bellflower City Council at 5:30 p.m. on Monday, August 8, 2016.

**Dan Koops, Mayor
City of Bellflower**

Attest:

**Mayra Ochiqui, City Clerk
Approved: August 8, 2016**