

# The City of Bellflower

*Families. Businesses. Futures.*

16600 Civic Center Drive, Bellflower, CA 90706

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# AGENDA

Next CC Resolution No. 16-55  
Next CC Agreement No. 720  
Next Ordinance No. 1316  
Next SA Resolution No. SA-16-05  
Next SA Agreement No. SA-18

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](http://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, AUGUST 8, 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 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: 16400-16412 Bellflower Boulevard  
Agency Negotiator: Jeffrey L. Stewart, City Manager, on behalf of the City  
of Bellflower  
Negotiating Party: Cleveland Family Trust  
Under Negotiation: Price and terms of license of real property

4 **RECONVENE FOR OPEN SESSION**

**MONDAY, AUGUST 8, 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 Juan Garza  
Council Member Sonny R. Santa Ines

7 **INVOCATION:** Council Member Ray Dunton

8 **PLEDGE OF ALLEGIANCE:** Director of Public Safety Joel Hockman

9 **CITY COUNCIL ANNOUNCEMENTS**

10 **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.

11 **PUBLIC HEARING(S)**

A **Consideration and possible action to conduct a public hearing to consider delinquent refuse service charges; and adopt Resolution No. 16-52 – A Resolution ordering delinquent refuse service charges be assessed against the property owners and properties and such charges be transferred to the County tax rolls. [CITY]**

Recommendation to City Council: 1) Open the public hearing; take testimonial and documentary evidence; after considering the evidence, adopt Resolution No. 16-52; or 2) Alternatively, discuss and take other action related to this item.

12 **ORDINANCES AND RESOLUTIONS FOR CONSIDERATION**

None

13 **CONSIDERATION ITEM(S)**

- A **Consideration and possible action to adopt Resolution No. 16-53 – A Resolution stating the City Council’s legislative intent for the use of proceeds from the sale of the Bellflower Municipal Water System and providing citizen oversight of such expenditures. [CITY]**

Recommendation to City Council: 1) Adopt Resolution No. 16-53; or 2) Alternatively, discuss and take other action related to this item.

- B **Consideration and possible action of making an appointment to the Specific Plan No. 6 (Garden House Project) Development Review Committee (DRC). [CITY]**

Recommendation to City Council: 1) Designate a representative to serve on the Specific Plan No. 6 (Garden House Project) Development Review Committee (DRC) on an “as-needed” basis; or 2) Alternatively, discuss and take other action related to this item.

- C **Consideration and possible action to adopt Joint Resolution Nos. 16-54 and SA-16-04 – A Joint Resolution authorizing the City Manager to execute a purchase and sale agreement between the Bellflower Successor Agency and the City of Bellflower for the disposition of real property located at 16500 - 16518 Bellflower Boulevard; and authorize the City Manager/Executive Director to execute Purchase and Sale Agreement (PSA) AFN. 718, in a form approved by the City Attorney/Successor Agency Counsel. [CC/SA]**

CEQA: Adopting this Resolution is exempt from further environmental review pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the “CEQA Guidelines”). Specifically, the proposed conveyance is exempt from CEQA requirements pursuant to CEQA Guidelines § 15312. The Successor Agency proposes to sell the Property; the Property is not located in an area of concern; the Property does not have significant value for wildlife habitat or other environmental purpose; and the use of the Property and adjacent property has not changed since the time the Successor Agency acquired the Property. Accordingly, this action conforms to a Class 12 categorical exemption under CEQA.

Recommendation to City Council: 1) Adopt Joint Resolution Nos. 16-54 and SA-16-04; 2) Authorize the City Manager/Executive Director to execute PSA AFN. 718, in a form approved by the City Attorney/Successor Agency Counsel; or 3) Alternatively, discuss and take other action related to this item.

14 **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 Treasurer's Report for the Month of June 2016. [CC/SA]**  
Recommendation to City Council: 1) Receive and file Treasurer's Report for the Month of June 2016; or 2) Alternatively, discuss and take other action related to this item.
- B **Consideration and possible action to receive and file City Council Warrant Register No. 17-021, dated August 8, 2016. [CC/SA]**  
Recommendation to City Council: 1) Receive and file Warrant Register No. 17-021; or 2) Alternatively, discuss and take other action related to this item.
- C **Consideration and possible action to approve the Minutes of the July 11, 2016, Special Meeting of the Bellflower City Council. [CITY]**  
Recommendation to City Council: 1) Approve the July 11, 2016, Special Meeting Minutes; or 2) Alternatively, discuss and take other action related to this item.
- D **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. [CC/SA]**  
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.
- E **Consideration and possible action to authorize the City Manager to execute Amendment No. 5 to Agreement File No. 281.15, in a form approved by the City Attorney, with Hartzog & Crabill, Inc., to extend the term of the Agreement for engineering services associated with the widening of the west side of Bellflower Boulevard between Artesia Boulevard and Beach Street. [CITY]**  
Recommendation to City Council: 1) Authorize the City Manager to execute Amendment No. 1 to Agreement File No. 281.15, in a form approved by the City Attorney; or 2) Alternatively, discuss and take other action related to this item.
- F **Consideration and possible action to authorize the Mayor to execute a one-year extension to Agreement File No. 51.24-1, in a form approved by the City Attorney, with the Los Angeles County District Attorney's Office for Strategies Against Gang Environments (SAGE) Deputy District Attorney Services. [CITY]**  
Recommendation to City Council: 1) Authorize the Mayor to execute a one-year extension to Agreement File No. 51.24-1 in a form approved by the City Attorney; or 2) Alternatively, discuss and take other action related to this item.

14 **CONSENT CALENDAR** - Continued

- G** **Consideration and possible action to authorize the City Manager to execute Agreement File No. 719, in a form approved by the City Attorney, with Advanced Electronics, Inc., for two-way radio system maintenance and repair. [CITY]**  

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Recommendation to City Council: 1) Authorize the City Manager to execute AFN 719, in a form approved by the City Attorney; or 2) Alternatively, discuss and take other action related to this item.
- H** **Consideration and possible action to award a contract to National Demolition Contractors for the demolition of the shuffle board building at Simms Park (Specifications No. 15/16-07) and authorize the City Manager to execute a contract in a form approved by the City Attorney, with National Demolition Contractors. [CITY]**  

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CEQA: Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000, et seq.) and CEQA Guidelines (California Code of Regulations, Title 14, §§ 15000, et seq.), the City conducted an environmental assessment. Based on the environmental assessment, the project was determined to be categorically exempt pursuant to CEQA Guidelines § 15301 (Existing Facilities).  
  
Recommendation to City Council: 1) Award a contract to National Demolition for the Project, and authorize the City Manager to execute a contract with National Demolition in a form approved by the City Attorney; or 2) Alternatively, discuss and take other action related to this item.
- I** **Consideration and possible action to authorize the Director of Public Works, or designee, to install time-based parking restrictions adjacent to the Norwalk Transit bus stop on the north side of Flower Street, east of Civic Center Drive (C.E. #16-09). [CITY]**  

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Recommendation to City Council: 1) Authorize the Director of Public Works, or designee, to install the time-based parking restrictions adjacent to the Norwalk Transit bus stop on the north side of Flower Street, east of Civic Center Drive; or 2) Alternatively, discuss and take other action related to this item.
- J** **Consideration and possible action to receive and file Public Services Agreement File No. 205.26-1 with Kingdom Causes Bellflower to provide Community Development Block Grant (CDBG) funding for employment and training opportunities through Good Soils Industries. [CITY]**  

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Recommendation to City Council: 1) Receive and file Agreement File No. 205.26-1; or 2) Alternatively, discuss and take other action related to this item.
- K** **Consideration and possible action to receive and file Public Service Agreement File No. 38.7 with Fair Housing Foundation to provide CDBG funding for services to promote equal housing opportunities and prevent housing discrimination. [CITY]**  

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Recommendation to City Council: 1) Receive and file Agreement File No. 38.7; or 2) Alternatively, discuss and take other action related to this item.

14 **CONSENT CALENDAR** - Continued

- L **Consideration and possible action to receive and file of Agreement File No. 386.2 with Duane Morita Planning & Environmental for planning and environmental consulting services. [CITY]**

Recommendation to City Council: 1) Receive and file Agreement File No. 386.2; or 2) Alternatively, discuss and take other action related to this item.

- M **Consideration and possible action to receive and file Agreement File No. 717 with Keerat, Inc., for the lease of the City-owned property located at 16607 Bellflower Boulevard for a Subway Restaurant. [CITY]**

Recommendation to City Council: 1) Receive and file Agreement File No. 717; or 2) Alternatively, discuss and take other action related to this item.

- N **Consideration and possible action to authorize the City Manager to execute Amendment No. 1 to Memorandum of Understanding No. 19 between the Orangeline Development Authority, dba Eco-Rapid Transit (“Authority”), and the City of Bellflower regarding the City’s provision of financial services for the Authority. [CITY]**

Recommendation to City Council: 1) Authorize the City Manager to execute Amendment No. 1 to MOU No. 19, in a form approved by the City Attorney; or 2) Alternatively, discuss and take other action related to this item.

- O **Consideration and possible action to authorize the City Manager to execute a Memorandum of Understanding No. 19.2 between the Orangeline Development Authority, dba Eco-Rapid Transit (“Authority”), and the City of Bellflower regarding the City’s provision of administrative services for the Authority’s granted-funded West Santa Ana Branch Sustainable Transit Corridor Phase I Near Term Project. [CITY]**

Recommendation to City Council: 1) Authorize the City Manager to execute MOU No. 19.2, in a form approved by the City Attorney; or 2) Alternatively, discuss and take other action related to this item.

15 **COUNCIL REPORTS**

16 **ADJOURNMENT**

Adjourn to the next Regular Meeting of the Bellflower City Council at 5:30 p.m. on Monday, August 22, 2016