



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 September 12, 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: October 10, 2016

EXECUTIVE SUMMARY

None

RECOMMENDATION TO CITY COUNCIL

- 1) Approve the September 12, 2016, Regular Meeting Minutes; or
- 2) Alternatively, discuss and take other action related to this item.

FISCAL IMPACT

None

ATTACHMENT

Minutes of the September 12, 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, SEPTEMBER 12, 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 5:36 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
Council Member Sonny R. Santa Ines

3 Recess to Closed Session

For the record, 1) Mayor Pro Tem Schnablegger announced that he would recuse himself from Item 3-A (16400-16412 Bellflower Boulevard) as he is a beneficiary of the Cleveland Family Trust; and 2) Council Member Dunton announced that he would recuse himself from Item 3-B (9735 Oak Street) as he owns property within 500 feet of the subject property.

Without objection, Mayor Koops recessed the Meeting at 5:37 p.m. to a Closed Session regarding:

3 Recess to Closed Session - Continued

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

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

Property: 9735 Oak Street
Agency Negotiator: Jeffrey L. Stewart, City Manager
Negotiating Party: Michelle Thrakulchavee, City Ventures
Under Negotiation: Price and terms of payment

C CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION
(Pursuant to Government Code §54956.9(d)): one matter [CITY]

4 Reconvene for Open Session

Mayor Koops reconvened the Meeting at 7:09 p.m. with all members present and announced that 1) no reportable action was taken during Closed Session; and 2) closed session will continue after Council Reports.

5 Call to Order

Mayor Koops called to order the Open Session of the Regular City Council Meeting to order at 7:09 p.m. with all council members present.

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
Council Member Sonny R. Santa Ines

6 Roll Call – Continued

Staff Participants:

Jeffrey L. Stewart, City Manager
Karl H. Berger, City Attorney
Mayra Ochiqui, City Clerk
Leo L. Mingle, Jr., Assistant City Manager
Len Gorecki, Director of Public Works
P.J. Mellana, Director of Parks and Recreation
Jim DellaLonga, Director of Economic Development
Rowena Genilo-Concepcion, Interim Director of Planning
Lidia Chavaque, Executive Assistant

7 Invocation

Mayor Pro Tem Ron Schnablegger offered the Invocation.

8 Pledge of Allegiance

Assistant City Manager Leo Mingle Jr., led the assembly in the Pledge of Allegiance.

9 Presentations / Announcements

Mayor Koops 1) acknowledged Bellflower High School students in attendance; and 2) provided details relative to the 18th Annual Bellflower Boulevard Car Show co-hosted by the Bellflower Noon Lions and the City of Bellflower to be held on Saturday, October 1, 2016.

Mayor Pro Tem Schnablegger provided details relative to a swim event hosted by the Bellflower Parks and Recreation Department at Thompson Park Aquatics Center to be held on October 21, 2016.

Council Member Santa Ines provided details relative to the closing of the local Southern California Gas Company's Bellflower office location and provided information for the other bill payment locations.

Council Member Garza provided details relative to a Parks and Recreation Senior Excursion to be held on October 27, 2016, to Casino Pauma in the Pauma Valley.

Council Member Dunton provided details relative to the Bellflower Farmer's Market open all year long on Mondays from 9:00 am to 1:00 pm.

10 Public Comments

Robin Snow addressed the City Council regarding the services for former Mayor/Council Member Ray T. Smith and the relocation grand opening of Stonebridge Mortuary on Thursday, September 22, 2016.

11-A Consideration and possible action to conduct a public hearing; and waive further reading, read by title only, and introduce Ordinance No. 1317 - An Ordinance amending Title 16 (Subdivisions) of the Bellflower Municipal Code in its entirety regulating subdivisions in accordance with the Subdivision Map Act (Government Code §§ 66410, et seq). (Continued from August 22, 2016) [CITY]

For the record, amended pages 40-41 of the ordinance and were made available to the City Council and the public prior to the start of the meeting.

City Manager Stewart read by title Ordinance No. 1317.

Planning Manager Genilo-Concepcion provided a PowerPoint presentation of the Staff Report.

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

Peter Hirezi, did not state a position in favor or against the public hearing, but requested and received clarification from Planning Manager Genilo-Concepcion, Mayor Koops, and City Manager Stewart regarding the property lines and the effects on property taxes.

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

It was moved by Council Member Dunton, seconded by Council Member Santa Ines, and unanimously carried by the following roll call vote, to read by title only, waive further reading, and introduce Ordinance No. 1317:

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

11-B Consideration and possible action to conduct a public hearing to receive comments on the 2015-2016 Consolidated Annual Performance Evaluation Report (CAPER) and adopt Resolution No. 16-60 - A Resolution authorizing the City Manager to submit the 2015-2016 Consolidated Annual Performance and Evaluation Report (CAPER) to the U.S. Department of Housing and Urban Development (HUD). [CITY]

For the record, amended page 39 of the ordinance and was made available to the City Council and the public prior to the start of the meeting.

11-B Consideration and possible action to conduct a public hearing to receive comments on the 2015-2016 Consolidated Annual Performance Evaluation Report (CAPER) - Continued

Management Analyst Nguyen and Avant-Garde Consultant Calleros provided a PowerPoint presentation of the Staff Report and responded to Council Members' questions.

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

Peter Hirezi, did not state a position in favor or against the public hearing, but requested and received clarification on the meaning of CAPER, its purpose, and if the City would need to pay taxes on it.

City Manager Stewart stated that he would provide Mr. Hirezi with a copy of the CAPER.

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

It was moved by Council Member Dunton, seconded by Mayor Pro Tem Schnablegger, and unanimously carried by the following roll call vote, to adopt Resolution No. 16-60:

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

12-A Consideration and possible action to read by title only, waive further reading, and reintroduce Ordinance No. 1316 - An ordinance approving Zoning Ordinance Text Amendment Case No. ZOTA 16-02 amending Chapters 17.16 (SF: Single Family Zone), 17.24 (R-1: Low Density Residential Zone), 17.28 (R-2: Medium Density Residential Zone), 17.32 (R-3: Multiple Residential Zone), 17.42 (Reasonable Accommodation for Persons with Disabilities), 17.44 (C-G: General Commercial Zone), and 17.92 (Nonconforming Buildings and Uses) of Title 17 of the Bellflower Municipal Code regulations as to nonconforming buildings, uses, and lots. [The ZOTA is to address nonconforming conditions by deleting outdated regulations, modifying existing regulations, and introducing new regulations as they apply to each zone.] [CITY]

City Manager Stewart read by title Ordinance No. 1316 and provided an overview of the Staff Report.

It was moved by Council Member Dunton, seconded by Mayor Pro Tem Schnablegger, and carried without objection, and unanimously carried by the following roll call vote, to read by title only, waive further reading and reintroduce Ordinance No. 1316:

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

13-A Consideration and possible action to appoint a Trustee to represent Bellflower on the Board of Trustees of the Greater Los Angeles County Vector Control District. [CITY]

City Manager Stewart provided an overview of the Staff Report.

Following discussion, it was moved by Council Member Dunton, seconded by Mayor Pro Tem Schnablegger, and carried without objection to appoint Council Member Santa Ines to fill the unexpired term ending in December 31, 2016.

13-B Consideration and possible action to read by title only, waive further reading, and introduce Ordinance No. 1318 – An ordinance amending Bellflower Municipal Code Section 2.28.010 affecting the election date of general municipal elections and requesting consolidation with Los Angeles County pursuant Elections Code 10403. [CITY]

City Manager Stewart read by title Ordinance No. 1318 and provided an overview of the Staff Report.

Peter Hirezi requested and received clarification from City Manager Stewart, Mayor Koops, and Council Member Santa Ines regarding the change of election cycle and districts, noting that, per the settlement agreement, the request for consolidation of City elections with Los Angeles County needs to be made regardless of the outcome of the ballot measure regarding districts.

Following discussion, it was moved by Mayor Pro Tem Schnablegger, seconded by Council Member Santa Ines, and unanimously carried by the following roll call vote, to read by title only, waive further reading, and introduce Ordinance No. 1318:

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

14 Consent Calendar

For the record, 1) Mayor Koops recused himself from Item 14-L (relinquishment of Lakewood Boulevard) as he owns property within 500 feet of the subject area; 2) Council Member Garza announced that he would recuse himself from Item 14-H (Resolution opposing Los Angeles County Metropolitan Transportation Authority Expenditure Plan) as he has clients who would benefit if the measure passes; 3) Council Member Garza pulled Item 14-J (Resolution No. 16-63) for separate discussion; 4) Council Member Santa Ines pulled Item 14-L (Resolution No. 16-64) for separate discussion; and 5) Council Member Dunton pulled Item 14-O (Resolution No. 16-65) for separate discussion.

Regarding Item 14-J (Resolution No. 16-63), Council Member Garza requested and received clarification from Director of Finance Rhee regarding the tax obligations and when they would be issued.

14 Consent Calendar - Continued

For the record, Mayor Koops left the dais and Council Chambers at 7:40 p.m.

Regarding Item 14-L (Resolution No. 16-64), Director of Public Works Gorecki and City Attorney Berger responded to Council Member Santa Ines' questions relative to the offer from Caltrans and liability.

Peter Hirezi requested and received clarification from City Manager Stewart and Director of Public Works Gorecki regarding the cost to repair Lakewood Boulevard.

George Franzen requested and received clarification from Director of Public Works Gorecki and City Manager Stewart regarding the arrangement made with the City of Paramount for the installation and maintenance of the median landscape on Lakewood Boulevard.

For the record, Mayor Koops returned to the Council Chambers and dais at 8:01 p.m.

Regarding Item 14-O (Resolution No. 16-65), Council Member Dunton requested and received clarification from Public Works Director Gorecki regarding the installation of Duratherm Crosswalks on Flower Street and Bellflower Boulevard.

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

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

A **Consideration and possible action to receive and file City Council Warrant Register No. 17-301, dated September 12, 2016. [CC/SA]**
Action: Received and filed City Council Register No. 17-301.

B **Consideration and possible action to approve the Minutes of the August 8, 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 August 8, 2016, Regular Meeting Minutes.

C **Consideration and possible action to ratify Council Member Ray Dunton's appointment of Wayne Brown to the Planning Commission. [CITY]**
Action: Ratified Council Member Ray Dunton's appointment of Wayne Brown to the Planning Commission to fill the unexpired term ending March 2019.

14 Consent Calendar – Continued

- J **Consideration and possible action to adopt Resolution No. 16-63 – A Resolution regarding the intention to issue tax exempt obligations to finance a portion of the Bellflower Events Center and Fire Museum. [CITY]**
[CITY]
Action: Adopted Resolution No. 16-63.
- K **Consideration and possible action to receive and file the Municipal Water System (MWS) 2016 Annual Report. [CITY]**
[CITY]
Action: Received and filed the MWS 2016 Annual Report.
- L **Consideration and possible action to adopt Resolution No. 16-64 – A Resolution approving an offer letter from the California Department of Transportation for the relinquishment of Lakewood Boulevard (SR-19) within the city limits between 0.04 mile south of Rose Street and Gardendale Street. [CITY]**
[CITY]
Action: Adopted Resolution No. 16-64.
- M **Consideration and possible action to authorize the Director of Public Works, or designee, to install red curb parking restrictions at 9865 Linden Street (C.E. #16-11). [CITY]**
[CITY]
Action: Authorized the Director of Public Works, or designee, to install the red curb parking restriction at 9865 Linden Street.
- N **Consideration and possible action to authorize the Director of Public Works, or designee, to remove red curb parking restriction on the north side of Walnut Street west of Bellflower Boulevard, (C.E. #16-12). [CITY]**
[CITY]
Action: Authorized the Director of Public Works, or designee, to remove red curb parking restrictions on the north side of Walnut Street west of Bellflower Boulevard.
- O **Consideration and possible action to adopt Resolution No. 16-65 – A Resolution approving the Plans and Specifications for the Installation of Duratherm Crosswalks on Flower Street and Bellflower Boulevard (Specifications No. 16/17-01), pursuant to Government Code §830.6, and establishing a project payment account; and authorize solicitation of bids. [CITY]**
[CITY]
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. This project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15301 (Existing Facilities).

Action: Adopted Resolution No. 16-65.

14 Consent Calendar – Continued

- P **Consideration and possible action to authorize the City Manager to execute Amendment No. 4 to Agreement File No. 163.5, in a form approved by the City Attorney, with Willdan Engineering to extend the term of the Agreement for architectural design services associated with the improvements of the SR-91 eastbound on- and off-ramps at Bellflower Boulevard. [CITY]**

Action: Authorized the City Manager to execute Amendment No. 4 to Agreement File No. 163.5, in a form approved by the City Attorney.

- Q **Consideration and possible action to adopt Resolution No. 16-66 – A Resolution approving the plans and specifications for the Miscellaneous Concrete Improvements (Specifications No. 14/15-05), pursuant to Government Code §830.6, and establishing a project payment account; and authorize solicitation of bids. [CITY]**

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. This project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15301 (Existing Facilities)

Action: Adopted Resolution No. 16-66.

- R **Consideration and possible action to adopt Resolution No. 16-67 – A Resolution approving the specifications for the Belmont Theater Roof Replacement (Specifications No. 15/16-05), pursuant to Government Code §830.6, and establishing a project payment account; and authorize solicitation of bids. [CITY]**

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. This project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15301 (Existing Facilities).

Action: Adopted Resolution No. 16-67.

15 Council Reports

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

Without objection, Mayor Koops requested that the meeting be adjourned in memory of Tony McIntyre and Former Mayor/Council Member Ray T. Smith.

3 Recess to Closed Session – Continued

Without objection, Mayor Koops recessed the Meeting at 8:14 p.m. to a Closed Session regarding:

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

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

Property: 9735 Oak Street
Agency Negotiator: Jeffrey L. Stewart, City Manager
Negotiating Party: Michelle Thrakulchavee, City Ventures
Under Negotiation: Price and terms of payment

C CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION
(Pursuant to Government Code §54956.9(d)): one matter [CITY]

4 Reconvene for Open Session

Mayor Koops reconvened the Meeting at 9:04 p.m. with all members present and announced that no reportable action was taken during Closed Session.

16 Adjournment

Without objection, Mayor Koops adjourned the meeting at 9:04 p.m., in memory of Tony McIntyre and Ray T. Smith, to the next Regular Meeting of the Bellflower City Council at 5:30 p.m. on Monday, September 26, 2016.

Dan Koops, Mayor
City of Bellflower

Attest:

Mayra Ochiqui, City Clerk
Approved: October 10, 2016