



# 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 November 14, 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: December 12, 2016

## **EXECUTIVE SUMMARY**

None

## **RECOMMENDATION TO CITY COUNCIL**

- 1) Approve the November 14, 2016, Regular Meeting Minutes; or
- 2) Alternatively, discuss and take other action related to this item.

## **FISCAL IMPACT**

None

## **ATTACHMENT**

Minutes of the November 14, 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, NOVEMBER 14, 2016, 5:30 P.M. – CLOSED SESSION BELLFLOWER CITY HALL - COUNCIL CHAMBERS

#### 1 Call to Order

---

City Clerk Ochiqui opened and recessed the meeting at 5:30 p.m. for lack of a quorum to 6:00 p.m.

Mayor Koops called the Regular City Council Meeting to order at 6:00 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  
Council Member Juan Garza  
Council Member Ray Dunton  
Council Member Sonny R. Santa Ines

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

#### 3-A Recess to Closed Session; and 3-B Subsequent Need Item Added to the Agenda

---

For the record, City Manager Stewart requested that the City Council consider adding an item to the Closed Session Agenda, explaining that an urgent matter arose after the posting of the Agenda relative to one matter of conference with real property negotiators pursuant to Government Code Section 5496.8.

**3-A Recess to Closed Session; and**  
**3-B Subsequent Need Item Added to the Agenda - Continued**

---

It was moved by Council Member Dunton, seconded by Council Member Garza, and carried without objection (Mayor Pro Tem Schnablegger absent), to add Closed Session Item 3-B to the Agenda, pursuant to Government Code Section 54954.2, by determining that there is an immediate need to take action and that the matter arose after the posting of the Agenda.

In response to **John Paul Drayer**, 1) regarding Item 3-A, City Manager Stewart stated that the matter is a precursor action to open negotiations; and 2) regarding Item 3-B, City Manager Stewart and Mayor Koops indicated that parking will continue to be available in the parking structure and the Library parking lot at no cost to the public.

Without objection, Mayor Koops recessed the Meeting at 6:04 p.m. to a Closed Session regarding:

**A CONFERENCE WITH LABOR NEGOTIATOR**  
(Pursuant to Government Code Section 54957.6) [CITY]

Agency Negotiator: Susan Crumly, Human Resources & Risk Manager

Employee Organization: American Federation of State, County, and Municipal Employees (AFSCME), AFL-CIO, Locals 3745 and 1511, Council 36

**B CONFERENCE WITH REAL PROPERTY NEGOTIATORS**  
(Pursuant to Government Code Section 5496.8) [CITY]

Property: Library Parking Lot and Structure  
9935 East Flower Street  
9951 East Flower Street

Agency Negotiator: Jeffrey L. Stewart, City Manager

Negotiating Party: County of Los Angeles

Under Negotiation: Price and terms of payment

**4 Reconvene for Open Session**

---

Mayor Koops reconvened the Meeting at 7:05 p.m. with all members present except Mayor Pro Tem Schnablegger 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 7:05 p.m.

**6 Roll Call**

---

The following members of the City Council responded present to roll call:

Mayor Dan Koops  
Council Member Juan Garza  
Council Member Ray Dunton  
Council Member Sonny R. Santa Ines

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

Staff Participants:

Jeffrey L. Stewart, City Manager  
Karl H. Berger, City Attorney  
Mayra Ochiqui, City Clerk  
Joel Hockman, Director of Public Safety  
Art Bashmakian, Director of Planning and Building Services  
P.J. Mellana, Director of Parks and Recreation  
Karen L. Avery, Deputy City Clerk

**7 Invocation**

---

Council Member Dunton offered the Invocation.

**8 Pledge of Allegiance**

---

Director of Public Safety Joel Hockman led the assembly in the Pledge of Allegiance.

**9-A City Council Announcements**

---

Mayor Koops 1) acknowledged Bellflower High School students in attendance; and 2) provided details and urged everyone to mark their calendars to attend the Annual Christmas Tree Lighting at Friendship Square on December 2, 2016.

Council Member Dunton provided details relative to the Children's Holiday Party at Simms Park on December 10, 2016.

Council Member Garza announced that the Bellflower Volunteer Center is working closely with residents, community groups, churches, schools, and service clubs to provide Thanksgiving and Christmas food boxes, gift cards, and unwrapped toys for needy families and provided contact information for those interested in getting involved and/or donating.

**9-A City Council Announcements - Continued**

---

Council Member Santa Ines 1) provided details relative to The Art Walk hosted by The Art Walk Community Committee and the Bellflower Chamber of Commerce on November 19, 2016, in Downtown Bellflower; and 2) reminded everyone that City Hall will be closed on November 24 and November 25, 2016, in observance of the Thanksgiving holiday.

**9-B Habitat for Humanity Presentation**

---

Mayor Koops and his City Council colleagues were joined by Erin Rank, President and Chief Executive Officer of Habitat for Humanity, in 1) introducing the Jose Jimenez Family, the Diana Vargas Family, and the Becca Afemata Family that are in the application process of purchasing homes that are currently being built at the Ramona Street Project; and 2) surprising these families with the announcement that that each had been selected as a Habitat Los Angeles Partner Homeowner.

~~**9-C Presentation to City Council Members from Mark Kudler, Ernest McIntyre, and Bo Mouissat**~~

---

[This item was continued to the November 28, 2016, Regular City Council Meeting.]

**10 Public Comments**

---

Wes Parker, referencing Measure D on the November 8, 2016, Special Municipal Election ballot, 1) expressed his displeasure and opposition to Measure D and the districting issue; and 2) read excerpts from Assembly Member Cristina Garcia's mailer regarding Measure D, expressing the opinion that the mailer had racist undertones.

Kevin Tilden, California-American Water Company, referencing Measure W on the November 8, 2016, Special Municipal Election ballot, 1) thanked the voters for approving the Measure; and 2) provided details relative to a) the Community Open House Event for Municipal Water System (MWS) customers held on October 25, 2016, at Simms Park; and b) the purchase and agreement process, and making himself available to answer any questions or concerns.

Gurjit Singh, Bellflower Business Owner, requested and received information from Mayor Koops relative to State Proposition 64 that passed on November 8, 2016, and the marijuana ordinance being considered for adoption by the City Council (Item 14-C).

Peter Hirezi requested and received clarification from Mayor Koops relative to 1) Habitat for Humanity's new project; and 2) the canvass process for counting all outstanding ballots from the November 8, 2016, Election by the Los Angeles County Registrar Recorder's Office.

**11-A Consideration and possible action to conduct a public hearing regarding the adoption of the 2016 Editions of the Building Codes; and read by title only, waive further reading and adopt Ordinance No. 1325 - An Ordinance adopting the 2016 Editions of the California Building Code, the California Residential Building Code, the California Green Building Standards Code, the California Electrical Code, the California Fire Code, the California Plumbing Code, and the California Mechanical Code, making certain amendments based upon local conditions, and amending the Bellflower Municipal Code to reflect such changes. [CITY]**

CEQA: This ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the “State CEQA Guidelines”) because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor, and therefore does not have the potential to cause significant effects on the environment. In addition, this ordinance is an action being taken for enhanced protection of the environment and is exempt from further review under CEQA Guidelines § 15308.

---

City Manager Stewart read by title Ordinance No. 1325.

Director of Planning and Building Services Bashmakian 1) provided a brief overview of the Staff Report; and 2) with Building Official Patterson, answered Council Members’ questions.

Following discussion, it was moved by Council Member Dunton, seconded by Council Member Santa Ines, and carried without objection to open the public hearing.

**John Paul Drayer** did not state a position in favor or against Ordinance No. 1325, but requested and received clarification from City Manager Stewart relative to the applicable building codes for a permit pulled the year prior.

Council Member Santa Ines requested and received clarification from Building Official Patterson relative to the same building standards being adopted by all California cities.

There being no one else wishing to provide public testimony, it was moved by Council Member Dunton, seconded by Council Member Garza to close the public hearing.

It was moved by Council Member Dunton, seconded by Council Member Garza, and carried by the following roll call vote, to read by title only, waive further reading, and adopt Ordinance No. 1325:

- AYES:** Council Members – Santa Ines, Dunton, Garza, and Mayor Koops
- ABSENT:** Council Member – Mayor Pro Tem Schnablegger

**12 Ordinances and Resolutions for Consideration**

---

None

**13-A Consideration and possible action to approve the issuance of a Request for Proposals (RFP) from interested parties to provide Catering services for the City of Bellflower at the Bellflower Events Center and Fire Museum. [CITY]**

---

Director of Parks and Recreation Mellana 1) provided an overview of the Staff Report; 2) introduced Consultant Robert Mark of OneSquared Food and Beverage Consulting; and 3) with Consultant Mark, responded to Council Members' questions.

Lengthy discussion ensued amongst the Council Members, City Manager Stewart, Director Mellana, and Consultant Mark, regarding proposed amendments to the Request for Proposals and the Fire Museum Concessionaire Agreement. Director Mellana was directed to make the proposed amendments to the Request for Proposals and Agreement and City Clerk Ochiqui was directed to post the Request for Proposals online no later than Wednesday, November 16, 2016.

The following revisions were made to the Request for Proposals: 1) Proposals will be received at the City Clerk's Office on Tuesday, February 7, 2017; 2) Requests for Information will be due Monday, February 6, 2017; 3) Section 2.03(h) amended to read: "Proposer's plan on hiring City residents and development of community partnerships with Bellflower businesses, organizations, etc."; 4) Section 4.07 – Additional Requirements amended to read: Proposal must include the following information: a) All recent Los Angeles County Health Department records and ratings; b) Detailed outline of booking and event security standards, including industry best practices related to security guard to attendee ratios, alcohol considerations, etc.; c) Detailed statement of proposed plan to make every effort to hire City residents and develop community partnerships with Bellflower businesses, organizations, etc.; 5) [Added] Section 5.09 – Additional Requirements – Checklist: a) Health Department Records; b) Booking and event security standards; c) Statement on effort to hire City residents and development community partnerships with Bellflower businesses, organizations, etc.; 6) Renumbering of Sections 5.10 to 5.13 as follows: 5.10 – Consideration/Fee % Structure the Caterer Proposes to Pay the City; 5.11 – Obligations Imposed by Law; 5.12 – Authorization to Release Information; and 5.13 – Affidavit to Accompany Proposal.

At the request of Council Member Garza, City Manager Stewart stated that Staff 1) will study the possibility of including an appropriate base percentage amount instead of a fixed rate; and 2) bring back a scoring mechanism to the City Council when they request the assembling of a review team.

**13-A Consideration and possible action to approve the issuance of a Request for Proposals (RFP) from interested parties to provide Catering services for the City of Bellflower at the Bellflower Events Center and Fire Museum. [CITY] - Continued**

---

John Paul Drayer expressed the opinion that market research would be a benefit to have at the beginning of this process and offered the Culinary Arts Department at Cerritos College as a resource.

Peter Hirezi requested and received clarification from Mayor Koops and Council Member Santa Ines relative to the menu of the potential caterers, stating that it will be market driven.

It was moved by Council Member Santa Ines, seconded by Council Member Garza, and carried by the following roll call vote, to authorize the City Manager to issue a Request for Proposals, as amended, from catering/concessionaire service providers:

**AYES:** Council Members – Santa Ines, Dunton, Garza, and Mayor Koops

**ABSENT:** Council Member – Mayor Pro Tem Schnablegger

**13-B Consideration and possible action to approve the Chamber of Commerce's nomination of Larry Wehage to fill the vacancy on the Southeast Los Angeles County Workforce Investment Board (SELACO WIB) for the term ending June 2018. [CITY]**

---

City Manager Stewart provided a brief overview of the Staff Report.

Council Member Santa Ines explained the background of SELACO WIB and the reason for the vacancy.

It was moved by Council Member Santa Ines, seconded by Council Member Garza, and carried by the following roll call vote, to approve the Chamber of Commerce's nomination of Larry Wehage to fill the vacancy on SELACO WIB for the term ending June 2018:

**AYES:** Council Members – Santa Ines, Dunton, Garza, and Mayor Koops

**ABSENT:** Council Member – Mayor Pro Tem Schnablegger

**13-C 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 a brief overview of the Staff Report.

**John Paul Drayer** requested and received clarification from Council Member Santa Ines who stated that he attended his first Vector Control meeting last week, they intend to provide much more education to the public on the Zika Virus, and will continue to spray as a precaution.

It was moved by Council Member Dunton, seconded by Council Member Garza, and carried by the following roll call vote, to reappoint City Council Member Sonny R. Santa Ines to the Board of Trustees of the Greater Los Angeles County Vector Control District for a four-year term:

**AYES:** Council Members – Santa Ines, Dunton, Garza, and Mayor Koops

**ABSENT:** Council Member – Mayor Pro Tem Schnablegger

**14 Consent Calendar**

---

For the record, 1) Mayor Koops announced that he would abstain on Items 14-B (Downtown Bellflower Restaurant Assistance and Expansion Program) and 14-E (Bellflower South Commercial Area Planned Development Overlay) as he owns property within 500 feet of the subject properties; 2) Council Member Dunton announced that he would abstain on Items 14-B (Downtown Bellflower Restaurant Assistance and Expansion Program), 14-E (Bellflower South Commercial Area Planned Development Overlay), and 14-H (Bellflower Widening Project) as he owns property within 500 feet of the subject properties; and 3) without objection, Mayor Koops requested that Item 14-G (Belmont Theater Roof Replacement) be pulled for separate discussion.

Without objection, City Manager Stewart requested that Items 14-B (Downtown Bellflower Restaurant Assistance and Expansion Program) and 14-E (Bellflower South Commercial Area Planned Development Overlay) be continued to the November 28, 2016, Regular City Council Meeting to be considered by the full Council.

The following individuals spoke regarding Item No. 14-C (Ordinance No. 1323 - pertaining to the regulation of marijuana-related businesses and land uses).

**Tosin Balogun, Youth Alcohol Drug & Prevention Specialist**, 1) addressed the City Council regarding her concerns with the following subjects related to marijuana-related businesses: youth access to marijuana, number of businesses that will be permitted, people driving under the influence of marijuana and the lack of methods of detection for law enforcement, and illegal dispensaries on Lakewood Boulevard; and 2) disagreed that legal marijuana-related businesses will reduce crime in the City, as stated in the Ordinance.

14 Consent Calendar - Continued

---

**Maurina Cintron, Resident, Prevention Specialist, Helpline Youth Counseling, Inc.**, 1) addressed the City Council regarding her concerns with the following subjects related to marijuana-related businesses: number of businesses that will be permitted, advertisement, youth access to marijuana, people driving under the influence of drugs, potential for increase in juvenile detention, will be a nuisance to surrounding cities who have restricted marijuana businesses; and 2) provided handouts to the City Council regarding Substance Abuse Prevention and Control, Marijuana Regulations, etc.

**John Paul Drayer, Resident**, addressed the City Council regarding his concerns with the following subjects related to marijuana-related businesses: number of businesses that will be permitted, the overall effects on the City, and the accessibility of marijuana in low-income areas.

**Peter Hirezi, Resident**, expressed the opinion that marijuana is no different than alcohol or cigarettes and that it is unfair that opponents of marijuana-related businesses are asking the City to protect the youth when they have parents who are responsible for them.

**Priscilla Brown, Resident, Public Safety Committee Member**, 1) requested and received clarification from City Manager Stewart relative to the map designating potential areas for marijuana-related businesses; and 2) expressed the opinion that she agreed with the previous speakers who oppose the adoption of Ordinance No. 1323 and marijuana-related businesses.

For the record, Mayor Koops called John Paul Drayer (speaker) out of order upon his call for the City Manager's resignation.

**Sal Lopez, Resident**, 1) expressed the opinion that he agreed with the previous speakers who oppose marijuana-related businesses in the City; and 2) expressed the opinion that his main concern was for the families that live near the identified potential area on Lakewood Boulevard and requested that the City Council reconsider the adoption of Ordinance No. 1323.

**Carrington Alexander** 1) spoke in favor of adopting Ordinance No. 1323 and allowing marijuana-related businesses in the City; and 2) expressed the opinion that the City should not wait until the State passes its regulations as it will stifle the City's chances of obtaining the best operators.

Following lengthy discussion of Item No. 14-C (Ordinance No. 1323 - pertaining to the regulation of marijuana-related businesses and land uses), City Manager Stewart requested the item be continued to the November 28, 2016, City Council Agenda to be considered by the full City Council.

Regarding Item 14-G, City Attorney Berger stated that Section No. 2 of the Resolution No. 16-79 will be amended to authorize the City Manager to execute a contract with a qualified contractor, following a bid for construction of the Project, in a form approved by the City Attorney.

14 Consent Calendar - Continued

---

Noting the continuance of Item Nos. 14-B, 14-C, and 14-E to the November 28, 2016, Regular City Council Meeting and the aforementioned recusals, it was moved by Council Member Garza, seconded by Council Member Santa Ines, and carried by the following roll call vote, to approve the balance of the actions stipulated on the following Consent Calendar items:

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

**ABSENT:** Council Member - Mayor Pro Tem Schnablegger

A **Consideration and possible action to receive and file City Council Warrant Register No. 17-051, dated November 14, 2016. [CC/SA]**

Action: Received and filed Warrant Register No. 17-051.

B **Consideration and possible action to authorize the City Manager to execute Agreement File No. 735, in a form approved by the City Attorney, with Jamie Fronk for the granting of funds for the maintenance of existing dining establishments under the Downtown Bellflower Restaurant Assistance and Expansion Program, Element No. 3. [CITY]**

Action: Continued to the November 28, 2016, Regular City Council Meeting.

C **Consideration and possible action to waive further reading and adopt Ordinance No. 1323 - An Ordinance repealing Chapter 8.48 and Section 17.04.110 of the Bellflower Municipal Code and adding Title 14 and Chapter 17.94 pertaining to the regulation of marijuana-related businesses and land uses. (Continued from October 24, 2016) [CITY]**

CEQA: In accordance with the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*; "CEQA") and CEQA regulations (Cal. Code Regs. tit. 14, §§ 15000, *et seq.*), an Initial Study and Negative Declaration were prepared in accordance with the provisions of CEQA. The Initial Study and Negative Declaration determined that the adoption of Ordinance No. 1323 will not result in significant environmental impacts and that no further environmental review is required. The 20-day public review period for this document began on August 4, 2016 and expired on August 23, 2016. No public comments were received. No CEQA analysis is required for Ordinance No. 1333 at this time.

Action: Continued to the November 28, 2016, Regular City Council Meeting.

14 Consent Calendar - Continued

---

- D **Consideration and possible action to waive further reading and adopt Ordinance No. 1320 – An Ordinance approving Zoning Ordinance Text Amendment Case No. ZOTA 16-04 amending Sections 17.44.235, 17.88.050, and 17.88.100 of Title 17 of the Bellflower Municipal Code, relating to requirements for hotel, motel, and rooming house; and the applicability of parking for large concentration of people; Applicant: City of Bellflower. [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.*), an environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA) Guidelines. An Initial Study and a Negative Declaration have been prepared which were made available for public review from August 18, 2016 through September 6, 2016.

Action: Waived further reading and adopted Ordinance No. 1320.

- E **Consideration and possible action to waive further reading and adopt Ordinance No. 1326 – An Ordinance approving Zone Change Case No. ZC 16-01 to change the existing zone on four parcels from “M-1” (Light Industrial District) to “DFD (PD)” (Design for Development for the Bellflower South Commercial Area Planned Development Overlay) for properties located at 9908-9922 Artesia Boulevard. Applicant: City Ventures, LLC. [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.*), an environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA) Guidelines. An Initial Study and a Negative Declaration have been prepared which were made available for public review from July 21, 2016 through August 9, 2016. The City received and responded to seven (7) comments regarding this project, which have been included on attachments B & C."

Action: Continued to the November 28, 2016, Regular City Council Meeting.

- F **Consideration and possible action to authorize the City Manager to execute Agreement File No. 314.14, in a form approved by the City Attorney, with Fairbank, Maslin, Maullin, Metz & Associates, Inc. (FM3), for Marijuana Tax Ballot Measure Issue Survey. [CITY]**

Action: Authorized the City Manager to execute Agreement File No. 314.4, in a form approved by the City Attorney.

14 Consent Calendar - Continued

---

- G **Consideration and possible action to reject the bid submitted by Bravo Roofing Inc., and adopt Resolution No. 16-79 – A Resolution awarding a contract for the Belmont Theater Roof Replacement Specifications No. 15/16-05 and authorizing the City Manager to execute a contract with Bravo Roofing Inc., without the need for additional bidding. [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. Based on the environmental assessment, the project was determined to be categorically exempt pursuant to CEQA Guidelines § 15301 (Existing Facilities).

Action: 1) Rejected the bid submitted by Bravo Roofing as non-responsive; and 2) Adopted Resolution No. 16-79, as amended, to authorize the City Manager to execute a contract with a qualified contractor, following a bid for construction of the Project, in a form approved by the City Attorney.

- H **Consideration and possible action to receive and file Amendment No. 3 to Agreement File No. 667, in a form approved by the City Attorney, with Epic Land Solutions, Inc., to provide additional right-of-way services for the Bellflower Boulevard Widening Project, between Artesia Blvd. and SR-91. [CITY]**

Action: Received and filed Amendment No. 3 to Agreement File No. 667, in a form approved by the City Attorney.

- I **Consideration and possible action to approve the Minutes of the October 24, 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 October 24, 2016, Minutes.

15 Council Reports

---

Mayor Koops, Council Member Garza, and Council Member Santa Ines made various comments and reports.

**16 Adjournment**

---

Without objection, Mayor Koops adjourned the meeting at 9:43 p.m. to the next Regular Meeting of the Bellflower City Council at 5:30 p.m. on Monday, November 28, 2016.

---

**Dan Koops, Mayor  
City of Bellflower**

**Attest:**

---

**Mayra Ochiqui, City Clerk  
Approved: December 12, 2016**