



**CITY OF BELL GARDENS
CITY COUNCIL
REGULAR MEETING – CLOSED SESSION
MONDAY, MARCH 13, 2017, 5:00 P.M.
MINUTES**

LOCATION: CITY COUNCIL CHAMBER, 7100 GARFIELD AVENUE, BELL GARDENS, CA

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the Successor Agency Secretary at (562) 806-7704. Notification 48 business hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

CALL TO ORDER – Mayor Mendoza called the meeting to order at 5:01 p.m.

ROLL CALL OF CITY COUNCILMEMBERS

Present: Pulido, Flores, Mendoza
Absent: Aceituno, Rodriguez

PUBLIC COMMENTS ON AGENDA ITEMS ONLY (Three minutes per person, subject to a total period of 30 minutes)

Mayor Mendoza opened the public comment period. There were no speakers. Mayor Mendoza closed the public comment period and asked the City Attorney Arnold Alvarez-Glasman to announce the Closed Session items. The Council then recessed to the Council Conference Room (see page 2 for report on Closed Session) at 5:03 p.m. to discuss the following matters:

CLOSED SESSION:

- 1. Conference with Real Property Negotiators**
Pursuant to Gov. Code. Section 54956.8
Property Description: 6542-6548 Specht Avenue
Negotiating Parties: City of Bell Gardens and Saeed Dayani
Under Negotiation: Price and Terms

- 2. Conference with Real Property Negotiators**
Pursuant to Gov. Code. Section 54956.8
Property Description: 6911 Emil Avenue
Negotiating Parties: City of Bell Gardens and Dani Navi
Under Negotiation: Price and Terms



**CITY OF BELL GARDENS
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MINUTES**

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CALL TO ORDER – Mayor Mendoza called the meeting to order at 6:00 p.m.

INVOCATION – was led by Pastor Victor Solorsano.

PLEDGE OF ALLEGIANCE – was led by Mary Lou Trevis.

ROLL CALL OF CITY COUNCIL MEMBERS

Present: Aceituno, Pulido, Rodriguez (arrived at 6:04 p.m.) Flores, Mendoza
Absent: None

CLOSED SESSION REPORT

City Attorney Arnold Alvarez-Glasman stated that the Council convened and discussed the two items listed on the agenda for closed session and prior to recessing to closed session those items were announced. He stated that Mayor Mendoza, Mayor Pro Tem Flores and Council Member Pulido were in present in closed session. He further stated that the items were presented to the City Council, direction was provided by the City Council, and no final action was taken.

PRESENTATIONS

- **Proclamation of March as American Red Cross Awareness Month**
The Mayor presented the proclamation to Pastor Jarmon, a volunteer on behalf of the Red Cross.
- **Student Government Day 2017**
City Manager Phil Wagner announced that this presentation was cancelled.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY

(Three minutes per person, subject to a total period of 30 minutes)

No comments.

CONSENT CALENDAR (Items No. 1 – 4)

A motion was made by Mayor Pro Tem Flores and seconded by Council Member Aceituno, to approve Items No. 1-4 on the Consent Calendar.

The motion carried 5-0 with the following vote.

AYES: Aceituno, Pulido, Rodriguez, Flores, Mendoza
NOES: None

ABSENT: None
ABSTAIN: None

1. **GENERAL MOTION TO READ ALL ORDINANCES BY TITLE ONLY PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 369634**

In order to expedite the conduct of business at City Council meetings, California State Law (California Government Code Section 36934) allows Ordinances to be read by title if a majority of the legislative body supports the motion to waive the full reading.

Recommendation: It is staff's recommendation that the City Council approve a general motion to waive full reading and approve Ordinances by title only pursuant to California Government Code Section 36934.

2. **MINUTES OF THE FEBRUARY 27, 2017 REGULAR CITY COUNCIL MEETING**

February 27, 2017 – Regular Meeting Minutes

Recommendation: It is staff's recommendation that the City Council approve the Regular City Council Meeting of February 27, 2017.

3. **WARRANT REGISTERS AND WIRE TRANSFERS**

Recommendation: It is staff's recommendation that the City Council receive and file the following transactions:

| | | | | | |
|------------------|----------|----------|-----------------|----------------------|-------------------------------|
| Warrant register | 02/14/17 | Check #s | 160742 - 160818 | | <u>\$ 241,341.91</u> |
| Warrant register | 02/21/17 | Check #s | 160819 - 160902 | | |
| Wire transfer | 02/16/17 | Wire #s | 1142 - 1143 | \$ 437,464.97 | |
| Payroll transfer | 02/16/17 | | Net payroll | <u>\$ 507,978.30</u> | <u>\$ 945,443.27</u> |
| Total = | | | | | <u>\$ 1,186,785.18</u> |

In approving the action of receiving and filing the warrant registers, each individual member of the City Council is not voting on, influencing the outcome of, or participating in approving, accepting, receiving, or filing any warrant which bears the name of the same Council member, or pays for any costs or expenses, or otherwise benefits the same named Council member. Each Council member will not be participating, influencing, or voting on any such warrant bearing their name or which benefits the same named Council member, but with that exception is voting in favor of receiving and filing all other warrants contained in this report.

4. **JANUARY 2017 TREASURER'S REPORT**

The Treasurer's Report is a list of cash and investments for the month.

Recommendation: It is recommended that the City Council receive, approve and file the January 2017 Treasurer's Report.

DISCUSSION (Items No. 5-7)

5. **FIRST TIME HOMEBUYER PROGRAM - LOAN FORGIVENESS**

Update on First Time Homebuyer Program established in 1995. Loans made under the program have reached the twenty-year term requirement and are now being forgiven.

Recommendation: It is staff's recommendation that the City Council receive and file this presentation.

City Manager Phil Wagner gave a brief introduction to this item.

Director of Community Development Department Abel Avalos gave a PowerPoint presentation.

Council Member Rodriguez commented on the Villa de las Campañas loan program and asked Director Avalos to research the loan terms again and provide the information to the residents of Villa de las Campañas.

A motion was made by Council Member Aceituno and seconded by Mayor Pro Tem Flores, to receive and file the presentation.

The motion carried 5-0 with the following vote.

AYES: Aceituno, Pulido, Flores, Rodriguez, Mendoza
NOES: None
ABSENT: None
ABSTAIN: None

6. PRESENTATION OF THE JUNE 30, 2016 AUDITED FINANCIAL STATEMENTS

Presentation of the June 30, 2016 audited financial statements

Recommendation: It is staff's recommendation that the City Council by motion receive and file the audited June 30, 2016 Comprehensive Annual Financial Report.

Director of Finance and Administration Will Kaholokula gave a brief introduction to the item and introduced Ron Lopez and Matt Lenton of Gruber and Associates, who gave a PowerPoint presentation.

A motion was made by Council Member Aceituno and seconded by Council Member Pulido, to receive and file the audited June 30, 2016 Comprehensive Annual Financial Report.

The motion carried 5-0 with the following vote.

AYES: Aceituno, Pulido, Flores, Rodriguez, Mendoza
NOES: None
ABSENT: None
ABSTAIN: None

7. GALLANT PARK PLAYGROUND STATUS REPORT

At the November 21, 2017 City Council Meeting, the City Council approved the installation of new play equipment and poured in place surfacing at Gallant Park. Construction started the week of February 13 and was completed the week of February 27. A ribbon cutting ceremony is being planned with the Council in the near future.

Recommendation: It is staff's recommendation that the City Council receive and file this report on the installation of new play equipment at Gallant Park.

City Manager Phil Wagner gave a brief introduction to the item.

Director of Recreation and Community Development Chris Daste gave a PowerPoint presentation.

A motion was made by Council Member Aceituno and seconded by Mayor Pro Tem Flores, to receive and file the report on the installation of new play equipment at Gallant Park.

The motion carried 5-0 with the following vote.

AYES: Aceituno, Pulido, Flores, Rodriguez, Mendoza
NOES: None
ABSENT: None

ABSTAIN: None

**PUBLIC COMMENTS ON NON-AGENDA ITEMS UNDER THE SUBJECT MATTER
JURISDICTION OF THE CITY COUNCIL**
(Three minutes per person, subject to a total period of 30 minutes)

No comments.

CITY COUNCIL MEMBER COMMENTS

Council Member Aceituno thanked the Chief of Police on behalf of the Councils of the City of Whittier and City of Santa Fe Springs for the Bell Gardens Police Department's mutual aid support. He thanked staff for continuously looking for resources to bring into the City. Lastly, he asked the City Manager to bring an item to Council at a further date to support Senate Bill 1 for street repair funding.

Mayor Pro Tem Flores thanked staff and particularly Director of Recreation and Community Services for their hard work in getting grants for the City.

Council Member Pulido thanked everyone for attending the Council meeting.

Council Member Rodriguez thanked the staff for their hard work and contributions to the City. She commented on her absence from Council meetings. She asked for an investigation into the permanent residence of her fellow Council Member. She also asked the City attorney to provide the Council with a report on incompatible offices.

After some time, the City Attorney warned the Council that Council Member Rodriguez's comments were going afield from what was allowed during a Council meeting. The Mayor asked for a recess and Council Member Rodriguez left the Council meeting at 6:58 p.m. The meeting then continued.

Mayor Pro Tem Flores stated that she welcomed any investigation, she commented on Council Member Rodriguez's Form 700 filing, and encouraged the public to do their research.

Mayor Mendoza commented on the verbal attacks made by Council Member Rodriguez and apologized to the staff and audience members.

Mayor Pro Tem Flores then commented on the decision by the Council to serve Council Member Rodriguez with legal documents to vacate her office.

Mayor Mendoza thanked City staff, Chief of Police and everyone at the Council Meeting. He commented on his pride in the City of Bell Gardens and wished everyone a good night.

ADJOURNMENT – Mayor Mendoza adjourned the City Council meeting at 7:01 p.m.



Kristina Santana
City Clerk