



**CITY OF BELL GARDENS
SUCCESSOR AGENCY TO THE COMMUNITY
DEVELOPMENT COMMISSION
REGULAR MEETING
MONDAY, NOVEMBER 23, 2015, 6:00 P.M.
AGENDA**

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) 806-7706. 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

INVOCATION

PLEDGE OF ALLEGIANCE

**ROLL CALL OF SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT
COMMISSION MEMBERS**

Priscilla Flores, Agency Member
Jose Mendoza, Agency Member
Maria Pulido, Agency Member
Pedro Aceituno, Vice Chair
Jennifer Rodriguez, Chair

PUBLIC COMMENTS ON AGENDA ITEMS ONLY

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

This public comment period is for items listed on the SUCCESSOR AGENCY AGENDA ONLY. Submit a WHITE public comment card with the agenda item number you would like to discuss to the Successor Agency Secretary prior to the start of this period. Cards that are submitted with no agenda item listed will be moved to the final public comment period. There will be no further cards accepted once the public comment period has started. Comments are limited to three (3) minutes per person, subject to an overall thirty (30) minute period. Please direct your comments to the Chair and observe the Rules of Decorum appropriate to the Council Chamber. State law prohibits the Successor Agency from discussing any item not appearing on the posted Successor Agency Agenda.

CONSENT CALENDAR (Items No. 1 – 2)

All matters listed under the Consent Calendar are considered to be routine and can be acted on by one roll call vote. There will be no separate discussion of these items unless members of the Successor Agency to the Community Development Commission request specific items to be removed from the Consent Calendar for separate action. Items called for separate discussion will be heard as the next order of business.

1. MINUTES

November 9, 2015 – Regular Meeting Minutes

Recommendation: It is staff's recommendation that the Successor Agency to the Community Development Commission approve the minutes for the Regular Successor Agency Meeting of November 9, 2015.

2. WARRANT REGISTERS AND WIRE TRANSFERS

Recommendation: It is staff's recommendation that the Successor Agency receive and file the following transactions.

Warrant register dated	10/13/15	Check #s	12761	\$	2,841.13
	10/27/15	Check #s	12762	\$	5,074.00
			Total	\$	7,915.13

In approving the action of receiving and filing the warrant registers, the official minutes of the Bell Gardens Successor Agency to the Community Development Commission should state that each individual member of the Successor Agency 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 Successor Agency member, or pays for any costs or expenses, or otherwise benefits the same named Successor Agency member. Each Successor Agency member will not be participating, influencing, or voting on any such warrant bearing their name or which benefits the same named Successor Agency member, but with that exception is voting in favor of receiving and filing all other warrants contained in this report, unless otherwise noted on the record at the time of the approval of the action required by this report.

DISCUSSION (Item No. 3)

3. APPROVAL OF THE AMENDED LONG-RANGE PROPERTY MANAGEMENT PLAN

Assembly Bill 1484 ("AB 1484"), which was signed into law on June 27, 2012, modified existing provisions, and added new provisions, of the Health and Safety Code related to the dissolution of the redevelopment agencies. As mandated by AB 1484, all successor agencies are required to develop a Long-Range Property Management Plan ("LRPMP") that addresses the disposition and use of the real properties of the former redevelopment agencies. The LRPMP must be approved by the Oversight Board and submitted to the California Department of Finance ("DOF") within six months of receiving a Finding of Completion from the DOF. The Successor Agency received a Finding of Completion letter from the DOF on October 16, 2013, and approved a draft LRPMP on March 10, 2014. Upon approval by the Oversight Board on June 5, 2014, the draft LRPMP was submitted to the DOF for its review. After DOF review, the Successor Agency was instructed to amend the LRPMP to include additional properties that were identified in the Asset Transfer Review Report conducted by the California State Controller. In response to the DOF's request, Successor Agency staff has prepared the attached amended LRPMP (Attachment B), which describes the twelve properties that are owned by the Successor Agency. Section 34191.5(c)(1) of the California Health and Safety Code identifies what elements must be included in the LRPMP. The attached LRPMP complies with each of the required elements as outlined in Section 34191.5(c)(1). In addition, the LRPMP is required to recommend a future use or disposition plan for each of the properties. Under AB 1484, permissible uses include the retention of the property for governmental use, retention for future development, sale of the property, or use of the property to fulfill an "enforceable obligation." The LRPMP attached hereto directs that five of the properties be retained for governmental use, three of the properties be transferred to the City to fulfill an "enforceable obligation," and four of the properties be sold in accordance with AB 1484, and that proceeds from the sale be used for payments on future Recognized Obligation Payment Schedules, with any remaining proceeds distributed amongst affected taxing entities. If approved by the Successor Agency, the LRPMP will be presented to the Oversight Board for approval, and then submitted to the DOF.

Recommendation: Staff recommends that the Successor Agency adopt Successor Agency Resolution No. 2015-07 approving the amended Long-Range Property Management Plan subject to submittal and approval by the Oversight Board and then by the California Department of Finance pursuant to California Health and Safety Code Section 34191.5(b).

PUBLIC COMMENTS ON NON-AGENDA ITEMS UNDER THE SUBJECT MATTER JURISDICTION OF THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION

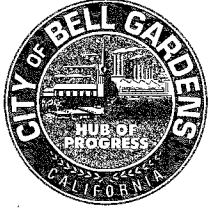
(Three minutes per person, subject to a total period of 30 minutes)

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period has started. Comments are limited to three (3) minutes per person, subject to an overall thirty (30) minute period. Please direct your comments to the Chair and observe the Rules of Decorum appropriate to the Council Chamber. State law prohibits the Successor Agency from discussing any item not appearing on the posted Successor Agency Agenda.

**SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION MEMBER
COMMENTS**

ADJOURNMENT



**CITY OF BELL GARDENS
CITY COUNCIL
REGULAR MEETING
MONDAY, NOVEMBER 23, 2015, 6:00 P.M.
AGENDA**

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

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CALL TO ORDER

ROLL CALL OF CITY COUNCIL MEMBERS

Priscilla Flores, Councilmember
Jose Mendoza, Council Member
Maria Pulido, Council Member
Pedro Aceituno, Mayor Pro Tem
Jennifer Rodriguez, Mayor

PUBLIC COMMENTS ON AGENDA ITEMS ONLY

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

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CONSENT CALENDAR (Items No. 1 – 6)

All matters listed under the Consent Calendar are considered to be routine and can be acted on by one roll call vote. There will be no separate discussion of these items unless members of the City Council request specific items to be removed from the Consent Calendar for separate action. Items called for separate discussion will be heard as the next order of business.

1. GENERAL MOTION TO READ ALL ORDINANCES BY TITLE ONLY

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

November 9, 2015 – Regular Meeting Minutes

Recommendation: It is staff's recommendation that the City Council approve the Regular City Council Meeting of November 9, 2015.

3. RECEIVE AND FILE THE LOCAL COMMISSIONS APPOINTMENT LIST

The local appointments list includes the Bell Gardens Commissions and Commissioners. The City Council adopted Ordinance No. 825 on July 13, 2009 which consolidated the existing City Commissions and established minimum requirements for service. It should be noted that all Commission Members must reside within the City of Bell Gardens and may only serve on one Commission at a time. Once appointed, each Commissioner

must adhere to the requirements of the City's Conflict of Interest Code and state-mandated AB 1234 ethics training. Ordinance 825 allows each Council Member to nominate one (1) candidate per Commission, subject to the approval of the Council majority. The appointed Commission Member will serve a term that coincides with the term of the Council Member who made the original nomination.

Recommendation: It is staff's recommendation that the City Council receive and file the local commissions appointments list.

4. WARRANT REGISTERS AND WIRE TRANSFERS

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

Warrant register	10/27/15	Check #s	155463 - 155547		\$ <u>350,577.83</u>
Warrant register	10/27/15	Check #s	155548 - 155549		\$ <u>8,281.55</u>
Warrant register	11/03/15	Check #s	155550 - 155607		
Wire transfers	10/29/15	Wire #s	1070 - 1071	\$ 586,776.06	
Payroll transfer	10/29/15		Net payroll	\$ <u>382,423.76</u>	\$ <u>969,199.82</u>
Total =					\$ <u>1,328,059.20</u>

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5. SECOND READING OF ORDINANCE NO. 872 ADOPTING THE 2015 ENGINEERING AND TRAFFIC SURVEY

The City Council introduced Ordinance No. 872 for first reading on November 9, 2015. The California Vehicle Code requires speed limits (as set by local authorities) shall be justified on the basis of engineering and traffic surveys if radar is to be used for speed enforcement by the Police Department. The survey for speed limits is regularly conducted every five years for the purpose of complying with the California Vehicle Code. Speed zones are primarily established to protect the general public from the unreasonable behavior of reckless, unreliable or otherwise dangerous drivers. Speed limits conform to the consensus of the majority of those who drive the street and are not dependent upon one or a few individuals. Speed zones are also established to advise of road conditions or hazards which may not be readily apparent to a reasonable driver. For this reason, a field review of related roadway and traffic factors is conducted, which is considered in combination with the statistical data and collision history of a particular roadway segment, to determine a safe and reasonable speed limit. Spot speed surveys were conducted by City Traffic Counters at 26 locations in conformance with the State law for the purpose of establishing prima facie speed limits. The streets were driven by a California registered traffic engineer from Infrastructure Engineers. The majority of the 26 roadway segments have the necessary justifications to maintain their existing speed limits. All roadway segments were reviewed in detail including traffic volumes, collision history, adjacent land uses, roadway characteristics and field observations.

Recommendation: It is staff's recommendation that the City Council of the City of Bell Gardens read by title only, waive reading and adopt Ordinance No. 872 entitled, "AN ORDINANCE OF THE CITY OF BELL GARDENS ADOPTING THE 2015 ENGINEERING AND TRAFFIC SURVEY AFFIRMING THE ACCURACY OF THE CITY'S POSTED SPEED LIMITS."

6. **SIDE LETTER AGREEMENT WITH CITY EMPLOYEES ASSOCIATION**

The City and the City Employees Association (CEA) met and conferred about the possibility of CEA members having the day off on December 24, 2015 and December 31, 2015, where CEA members would use their own leave balances. After discussion amongst city staff, it was determined that city hall and the public works office could close on December 24th and 31st. Additionally, CEA members who work in parks and recreation can be off on those days as well, since part-time staff is available. CEA members who work in police records and in transit are essential to city services, and those city services would not be able to close down on December 24th and 31st due to the nature of the operations. After consideration, it was tentatively agreed between the City and CEA that:

1. CEA members will have to use their own leave balances to be off December 24th and 31st; there is no additional benefit offered to CEA members
2. City hall and the public works office will be closed on December 24th and 31st
3. Only CEA member who work at city hall, public works office or at park facilities will have off December 24th and 31st
4. CEA members who work in police records and transit will be business as usual on December 24th and 31st

For the two days, there will be some costs savings in regards to overhead costs (utilities) and employees using their own leave time.

Recommendation: It is staff's recommendation that the City Council approve Resolution No. 2015-70, approving a side letter of agreement with Bell Gardens City Employees Association.

DISCUSSION (Items No. 7-8)

7. **GOLF COURSE CONTRACT APPROVAL**

The City of Bell Gardens inherited Bell Gardens Golf Course along with John Anson Ford Park from Los Angeles County in 1994. In 2004, the City of Bell Gardens took over Golf course operations from TruGreen Turfcare. The general set up has been for Recreation & Community Services staff to manage the course and also manage 2 major contracts. The maintenance contract is with ValleyCrest and the concessionaire contract is currently with Adela Gonzalez (Tacos Don Chente). The Bell Gardens Golf Course, mirroring the golf industry, has struggled financially for the last several years. The Golf Course is set up as an Enterprise Account however, under the current operation, it does not earn enough revenue to be self-sustaining. In an effort to attempt to get the Golf Fund whole, City Staff looked at various Golf Management Companies. The models are all very similar in that the city could receive a monthly fee, and the management company would then attempt to make a profit. Often times prices are raised and difficult decisions are made that impact the golfers. After learning about the unique partnership between GolfLinks and the City of Pico Rivera, staff looked extensively at GolfLinks. The company comes highly recommended by the City of Pico Rivera and has had amazing success-even during golf's economic downturn with the City of Pico Rivera. The City of Bell Gardens was also impressed with GolfLinks success in introducing youth golfers to the game of golf. GolfLinks will allow Bell Gardens youth to play the course for free. Additionally, GolfLinks will establish a SCGA Junior Instructional Program. The SCGA Junior Program also offers scholarship which members can apply for their junior year in High School. Based on the pro forma data provided by GolfLinks, the course is projected to turn a \$58,400 profit in its first full year of operation under GolfLinks. Staff recommends that the City Council approve the contract which enables GolfLinks to manage the entire Bell Gardens Golf Course operations.

Recommendation: It is staff's recommendation that the City Council adopt Resolution No. 2015-68, approving the Bell Gardens Golf Course contract by and between the City

of Bell Gardens and GolfLinks Management enabling GolfLinks to manage the entire golf course including maintenance, course management, pro-shop and concessionaire.

8. APPROVAL OF MARLOW PARK PLAYGROUND PROJECT AGREEMENT

In early October, 2015 the department applied for a competitive Healthy Play Matching Grant by the California Parks and Recreation Society (CPRS) in partnership with PlayCore to help fund a much needed upgrade to the Marlow Park playground. The City was selected as a 100% matching grant recipient and national demonstration site to implement evidence-based playground activities that help promote physical activity and fitness through active play. The Marlow Park Playground Project consists of a new playground that meets the latest safety and research-based standards and allows for the implementation of a healthy play program, in line with "PlayOn!" curriculum. The City intends to contract with GameTime for the purchase and installation of the new playground equipment pursuant to the "piggy-backing" purchasing provisions contained in Bell Gardens Municipal Code Section 3.04.100(E) through the U.S. Communities Government Purchasing Alliance System ("U.S. Communities"), a national cooperative purchasing program that employs a substantially similar competitive bidding process to that contained in the Bell Gardens Municipal Code, which meets or exceeds the standards set forth under the Bell Gardens Municipal Code. The piggy-backing provision under Section 3.04.100(E) allows the City to utilize the competitive pricing process already completed by U.S. Communities in lieu of the City's own procedures because it ensures the lowest competitive price and allows the City to procure and install the playground equipment sooner. In addition to a \$21,046.00 in savings, CPRS and PlayCore will provide the tools and support needed to make Marlow Park a national demonstration site implementing evidence-based playground activities that help promote physical activity and fitness through active play.

Recommendation: It is staff's recommendation that the City Council:

- 1) Adopt Resolution No. 2015-69 approving contract for playground equipment purchase and installation contract with GameTime.

PUBLIC COMMENTS ON NON-AGENDA ITEMS UNDER THE SUBJECT MATTER JURISDICTION OF THE CITY COUNCIL

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CITY COUNCIL MEMBER COMMENTS

ADJOURNMENT