



**CITY OF BELL GARDENS
SUCCESSOR AGENCY TO THE COMMUNITY
DEVELOPMENT COMMISSION
REGULAR MEETING
MONDAY, MARCH 9, 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 (Item 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

February 9, 2015 and February 23, 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 Meetings of February 9, 2015 and February 23, 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	02/10/15	Check #s	12726 – 12727	\$ 137,834.41
Warrant register dated	02/17/15	Check #s	12728	\$ 2,095.42
			Total	\$ 139,929.83

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.

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)

This public comment period is for items UNDER THE SUBJECT MATTER JURISDICTION OF THE SUCCESSOR AGENCY ONLY. Submit a PINK public comment card with the matter you would like to discuss to the Successor Agency Secretary prior to the start of this 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.

SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION MEMBER COMMENTS

ADJOURNMENT



**CITY OF BELL GARDENS
CITY COUNCIL
REGULAR MEETING
MONDAY, MARCH 9, 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 (Item No.'s 1 – 9)

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 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

February 9, 2015 and February 23, 2015 – Regular Meeting Minutes

Recommendation: It is staff's recommendation that the City Council approve the minutes for the Regular City Council Meeting of February 9, 2015 and February 23, 2015.

3. WARRANT REGISTERS AND WIRE TRANSFERS

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

Warrant register	02/10/15	Check #s	152627 – 152692 &		
Wire transfers	02/05/15	Wire #s	1028-1029	\$ 356,746.32	
Payroll transfer	02/05/15		Net payroll	<u>\$ 353,402.05</u>	\$ 710,148.37
Warrant register	02/17/15	Check #s	152693 – 152773		<u>\$ 149,828.61</u>
Total =					<u>\$ 859,976.98</u>

In approving the action of receiving and filing the warrant registers, the official minutes of the Bell Gardens City Council should state that 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, unless otherwise noted on the record at the time of the approval of the action required by this report.

4. APPROVAL OF JANUARY 2015 TREASURER'S REPORT

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

Recommendation: It is staff's recommendation that the City Council receive, approve, and file the January 2015 Treasurer's Report.

5. REJECTION OF CLAIMS

The City directed the original claims filed by Alvaro Lopez and Jorge L. Zamora to Carl Warren & Company and following an investigation by the City's claim management company, these claims have been prepared for rejection.

Recommendation: It is staff's recommendation that the City Council reject the claims filed by Alvaro Lopez and Jorge L. Zamora. In accordance with the standard operating procedures, these claims have been prepared for rejection following a recommendation provided by the City's claims management company, Carl Warren & Company, and in a manner that allows these claimants, subject to certain exceptions, up to six months to file a court action on their claim.

6. INDEPENDENT CONTRACTOR AGREEMENT FOR TORBEN BEITH TO SERVE ON A TEMPORARY BASIS AS A POLICY AND TRAINING CONSULTANT

A critical function of the police department is facilitation of policy implementation and training management. Given staffing needs, it is not feasible, cost effective, or operationally efficient to utilize full-time staff for this function. Furthermore, specialized skills and operational knowledge are needed to effectively manage functions related to policy, training, and certain types of internal assessments and investigations. We have been utilizing the services of Torben Beith in this capacity; however, there is no formal agreement in place between the City and Mr. Beith. He has extensive law enforcement experience with the skills and knowledge necessary to effectively and efficiently perform these functions on a temporary basis. He is available at a significant cost savings in comparison to previous consultants utilized by the City and police department. The agreement provides for a rate of \$45 per hour for policy and training consultation, and \$70 per hour for special assessments and investigations. Bell Gardens Municipal Code Section 3.04.105(2) provides that the procurement of professional services shall be based on a minimum of three written and/or verbal proposals. Other consultants that offer the same or similar services surveyed were as follows: JD Consulting Services, In. at \$130 per hour and RCS Investigations and Consulting, Inc. at \$115 per hour.

Recommendation: It is staff's recommendation that the City Council adopt Resolution No. 2015-20, approving the independent contractor agreement with Torben Beith for

Consulting Services, thereby authorizing Torben Beith to work on a temporary basis as a policy and training consultant in the police department.

7. **SUBRECIPIENT AGREEMENT WITH LOS ANGELES GATEWAY REGION INTEGRATED REGIONAL WATER MANAGEMENT JOINT POWERS AUTHORITY (GWMA)**

In 2010, the City Council of Bell Gardens adopted Resolution 2010-35 approving the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Agreement. The City entered into the agreement to create a "regional water management group" to develop a regional water management plan that will protect and enhance the region's water resources and joined the Los Angeles Gateway Integrated Regional Water Management Joint Powers Authority (GWMA). The Gateway Authority was established for purposes of addressing water resource needs, primarily through Proposition 84 funding. The Gateway Authority has also been used as a means of collaboratively seeking funding for water quality projects. On December 4, 2014 GWMA applied for and was awarded a multi-agency, multi-watershed project to incorporate Low Impact Development ("LID") Best Management Practices ("BMPs") through Proposition 84 Stormwater Grant Program with the State Water Resources Control Board ("State Water Board"). GWMA will receive \$1,073,820.00 for the Multi-Agency/Multi-Watershed Project to assist the Cities of Bell Gardens, Downey, Lynwood, Norwalk, Paramount, Pico Rivera, Santa Fe Springs, Signal Hill, South Gate, Vernon and Whittier ("GWMA Members") in implementing LIDs BMPs that will decrease the loading of metals at multiple sites along the Los Angeles River, San Gabriel River and Los Cerritos Channel, and their tributaries. The project consists of constructing a total of 22 tree box filters, 20 bioretention tree wells and 1,200 linear feet of bioswale within the Gateway Region. The City of Bell Gardens is proposing to install (1) one tree box filter on Garfield Avenue and Florence Avenue in compliance with the new MS4 permit to incorporate LIDs BMPs within our city. A tree box filter is a stormwater mitigation method implemented to filter sediment and pollutants out of stormwater runoff. Tree box filters are pre-manufactured, concrete structures installed in-ground to control storm runoff quality and volume before entering a catch basin or the surrounding subsoil. As a subrecipient, the City of Bell Gardens will deposit with GWMA a total amount of \$56,185.45 for GWMA to handle the competitive bidding process and award a contract to construct and implement the tree box filter.

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

1. Adopt a Resolution No. 2015-02, approving the Subrecipient Agreement with Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority (GWMA) for implementing Low Impact Development ("LID") Best Management Practices ("BMPs") that will decrease the loading of metals along the Los Angeles River.
2. Authorize the City Manager to sign the Subrecipient Agreement on behalf of the City of Bell Gardens.

8. **AMENDMENT TO CALIFORNIA CIITES FOR SELF-RELIANCE JOINT POWERS AUTHORITY AGREEMENT**

In 2001, the Cities of Bell Gardens, Commerce, Gardena, and Hawaiian Gardens form the California for Self Reliance Joint Powers Authority pursuant to a Joint Powers Agreement for the purpose of promoting and protecting the common economic interests of its member cities. In 2006, the Cities of Inglewood and Compton were added to the Authority as members. The Authority member cities are similarly unique in that each member city hosts state licensed card clubs within its local jurisdiction, which are

essential to the economies of the member cities, providing thousands of jobs and millions of tax dollars to its member cities. By coming together to form the Authority, the Authority member cities can better leverage its financial and political resources on the state and federal levels to promote and protect its residents shared economic interests. In order to continue advancing the interest of its member cities, the Authority is requesting that each member city contribute the sum of \$25,000 to fund the Authority's continued operations for the balance of the 2014-2015 fiscal year. The member city contribution would go toward funding the Authority, its staff, and activities to monitor current and future state and federal legislation and activities and advocate on behalf of its member cities against legislation and other activities that threaten the economic interest of the member cities such as the growth and proliferation of tribal and out-of-state gaming interests, which serve to remind and reaffirm the continued need and role of the Authority. On January 12, 2015, the City Council approved City Council Resolution 2015-06, which approved the appropriation of \$25,000 for the 2014-2015 Fiscal Year. The approval of this Amendment formalizes the \$25,000 member contribution by amending the terms of the existing Joint Powers Agreement to reflect the annual member contribution requirement.

Recommendation: It is staff's recommendation that the City Council adopt Resolution No. 2015-25, approving the California Cities for Self Reliance Amendment to the Joint Powers Authority Agreement.

9. LOCAL COMMISSIONS APPOINTMENTS 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. Once appointments are made, the City Council will recognize all outgoing and incoming Commissioners. The new members will receive their Oath of Office and will begin service with their respective Commission at the next regularly scheduled Commission meeting. The City Clerk's Office will arrange for the proper filing of Conflict of Interest Code paperwork and schedule AB 1234 ethics training.

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

DISCUSSION (Item No. 10-12)

10. BERK OIL SITE CLEAN-UP PRESENTATION

The Berk Oil site is owned by the Successor Agency and as a result of being vacant and underutilized it has become blighted and a nuisance while serving as an illegal dumping site for trash and bulky items, homeless encampments and graffiti. The Agency continues to explore development opportunities for the property but due to ground contamination issues, the opportunities remain limited. During the regular scheduled Successor Agency to the Community Development Commission Meeting held on February 13, 2015, a contract authorizing Prime Demolition, a private contractor, to perform clean-up activities and rough grading on the site was approved by the Commission Members. A visual presentation is presented as a point of reference to receive and file for the City Council.

Recommendation: It is staff's recommendation that the City Council by motion approve to receive and file a visual PowerPoint presentation demonstrating the current conditions of the former Berk Oil Site property which is scheduled for clean-up over the next several months.

11. CASINO HOTEL CONSTRUCTION UPDATE

On Friday, February 27, 2015 the Bicycle Casino and Hotel Management team held an on-site celebration for the recent completion of the steel framing construction of its seventh and final floor for the new hotel. The overall completion of the hotel is estimated for September 2015. A visual PowerPoint presentation is presented as an update and for consideration to receive and file by the City Council.

Recommendation: It is staff's recommendation that the City Council by motion to receive and file a visual PowerPoint presentation demonstrating the current progress of the Bicycle Casino Hotel construction project.

12. CITY COUNCIL APPOINTMENTS TO EXTERNAL COMMITTEES

The City of Bell Gardens resides within a larger geo-political environment with a variety of complex issues and concerns. Councilmembers are typically appointed as representatives on various external boards, commissions, and committees who serve the larger geo-political region. The City Council typically makes revisions to the list yearly following the annual Council reorganization. It is now the appropriate time to review the matrix and make the appropriate changes, reappointments, or appointments, as necessary.

Recommendation: It is staff's recommendation that the City Council make changes, reappointments, or appointments as necessary to the attached matrix of Council Appointments to External Regulatory and Advisory Boards, Commissions, and Committees.

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)

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CITY COUNCIL MEMBER COMMENTS

ADJOURNMENT