



**CITY OF BELL GARDENS
 SUCCESSOR AGENCY TO THE COMMUNITY
 DEVELOPMENT COMMISSION
 REGULAR MEETING
 MONDAY, April 11, 2016, 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

March 14, 2016 – 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 March 14, 2016.

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	03/08/16	Check #s	12773	\$	47.51
				Total	<u><u>\$ 47.51</u></u>

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, April 11, 2016, 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, Council Member
Jose Mendoza, Council Member
Maria Pulido, Council Member
Pedro Aceituno, Mayor Pro Tem
Jennifer Rodriguez, Mayor

PRESENTATIONS

- National Public Safety Telecommunicators Week Proclamation
- Bell Gardens High School Drill Team National Champions
- Student Government Day 2016 Presentation

PUBLIC HEARING (Item No. 1)

1. TAX AND EQUITY FISCAL RESPONSIBILITY ACT HEARING FOR CONDUIT FINANCING FOR THE WESTMINSTER COURT APARTMENTS

Westminster Court is a seventy-five (75) unit apartment development located at 6850 Florence Avenue. All units are affordable and are restricted to seniors 62 years of age and older and handicapped individuals with incomes at or below 50% of area median. The proposed financing will be used to undertake a major rehabilitation of the facilities. The Westminster Court, L.P. requested that the CMFA serve as the municipal issuer of the Bonds in an aggregate principal amount not to exceed \$12,000,000 of tax-exempt revenue bonds. In order for all, or a portion of the bonds to qualify as tax-exempt bonds, the City of Bell Gardens ("City") must conduct a public hearing (the "TEFRA Hearing") providing the members of the community an opportunity to speak in favor of or against the use of tax-exempt bonds for the financing of the Project. In order for the CMFA to have the authority to serve as the issuer of the bonds for the Project, it is necessary for the City to become a member of the CMFA. There are no costs associated with membership in the CMFA and the City will, in no way become exposed to any financial liability by reason of its membership in the CMFA. Outside of holding the TEFRA hearing, adopting the required resolution and executing the Joint Exercise of Powers Agreement of the CMFA, no other participation or activity of the City or the City Council with respect to the issuance of the Bonds will be required. The City will receive approximately \$7,000 to cover the cost of holding the public hearing and an additional \$1,000 for reviewing the bond application.

Recommendation: It is staff's recommendation that the City Council conduct a public hearing under the requirements of the Tax and Equity Fiscal Responsibility Act ("TEFRA") and the Internal Revenue Code of 1986, as amended, and adopt Resolution No. 2016-13 (i) approving the Joint Exercise of Powers Agreement ("Agreement") relating to the California Municipal Finance Authority ("CMFA") and (ii) approving the

issuance of tax exempt revenue bonds by CMFA for the benefit of Westminster Court, L.P., a California nonprofit corporation, or a subsidiary or affiliate thereof, to provide for the financing of the Westminster Court Apartments ("Project") located in the City of Bell Gardens. The Resolution will also authorize the Mayor, or her designee, to execute the Agreement with the CMFA.

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. 2 – 7)

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.

2. 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.

3. MINUTES

March 14, 2016– Regular Meeting Minutes

Recommendation: It is staff's recommendation that the City Council approve the Regular City Council Meeting of March 14, 2016.

4. 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.

5. WARRANT REGISTERS AND WIRE TRANSFERS

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

Warrant register	03/01/16	Check #s	156816 – 156904	\$ <u>607,592.31</u>
Warrant register	03/08/16	Check #s	156905 – 156981	
Wire transfers	03/03/16	Wire #s	1090 – 1091	\$ 393,196.15

Payroll transfer	03/03/16		Net payroll	\$ 373,412.02	\$ 766,608.17
Warrant register	03/15/16	Check #s	156982 – 157048		\$ 152,913.04
Warrant register	03/22/16	Check #s	157049 – 157143		
Wire transfers	03/17/16	Wire #s	1092 – 1093	\$ 641,017.99	
Payroll transfer	03/17/16		Net payroll	\$ 357,483.20	\$ 998,501.19
Total =					\$ 2,525,614.71

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.

6. FEBRUARY 2016 TREASURER'S REPORT

The Treasurer's Report for Cash and Investments for the month of February 2016 is attached.

Recommendation: It is recommended that the City Council receive, approve, and file the February 2016 Treasurer's Report.

7. ACQUISITION OF NEW POLICE DEPARTMENT COMPUTER POWER SUPPLIES AND INSTALLATION

As part of maintaining the police department's network infrastructure, the Police Department (PD) currently utilizes "Uninterruptable Power Supplies" (UPS) to ensure that all computer and networking equipment has a battery backup in case of a power outage. Last year, we anticipated completing this project but due to budget constraints, it was trailed until this fiscal year. During that time, 2 outdated UPS systems became inoperable. The total cost is \$15,038.28 and the entire project was an anticipated expense this FY, and funds are available in the police department's Information Technology budget. The police department is requesting to purchase the equipment through LAN WAN Enterprises, Inc. We are requesting that the obsolete equipment be declared as surplus and sold at auction, pursuant to Bell Gardens Municipal Code Section 3.04.150.

Recommendation: It is staff's recommendation that the City Council Adopt Resolution No. 2016-14, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL GARDENS AUTHORIZING THE PURCHASE OF NEW NETWORK UNINTERRUPTABLE POWER SUPPLIES (UPS) AND INSTALLATION FROM LAN WAN ENTERPRISES, INC. FOR USE BY THE POLICE DEPARTMENT."

DISCUSSION (Items No. 8-9)

8. POST-EMPLOYMENT BENEFITS TRUST TO PRE-FUND PENSION AND OTHER POST-EMPLOYMENT BENEFITS (OPEB) OBLIGATIONS

The City of Bell Gardens (City) offers full-time employees California Public Employees Retirement System (CalPERS) pensions and retiree healthcare benefits also called Other Post-Employment Benefits (OPEB) which are administered by the City. Pension and OPEB benefits are considered part of employee compensation but are not received until retirement. The OPEB benefit, unlike CalPERS pension, does not have a dedicated funding source. The recommended practice is to place funds in an irrevocable trust as the benefits are being earned. As of June 30, 2015, the net OPEB obligation was almost \$21,000,000 with annual required contributions (ARC) of approximately \$4.5 million as calculated by a certified actuary. Staff is recommending establishing an Internal Revenue Code (IRC) Section 115 Irrevocable Trust to enable the City to begin funding

the OPEB obligation. Out of the two OPEB trust administrators in the region, PARS is the best fit for the city while providing better performance history. The city has \$100,528 available and approved to fund the trust in fiscal year 2016, and city staff will bring back other funding options and ideas to the council in the future. Establishing and funding the trust will reduce the City's OPEB liability – demonstrating the City's commitment to prudent, long-term, fiscal management. Once the trust has been funded, the fees for the OPEB Trust will be paid from the Trust assets.

Recommendation: It is staff's recommendation that the City Council approve Resolution No. 2016-15, authorizing the establishment of an IRS code section 115 irrevocable trust with Public Agency Retirement Services to prefund post-employment benefits for eligible retirees and authorize the City Manager to execute an agreement with Public Agency Retirement Services for Post-Employment Retirement Benefit Trust Plan.

9. GROUND LEASE FOR THE FORMER RIO HONDO BOYS AND GIRLS CLUB PROPERTY

At the September 14, 2015 City of Bell Gardens City Council Meeting, it was reported that the Hollywood Boys and Girls Club would take over the Rio Hondo Boys and Girls Club on an interim basis with Metro Los Angeles to take over on a long term basis. However, it became apparent to all parties that opening the facility would not be possible as there were many significant issues with the cost of repair well over the \$300,000 range. Prior to reopening, the Metro Los Angeles intends to undertake major capital improvements including, among other things, HVAC system replacement, a new roof, plumbing and electrical upgrades, and reconfiguration of the building space. The proposed capital projects will be entirely funded by Metro Los Angeles through fundraising. If the Boys and Girls Club is not open within 18 months, the City may terminate the Ground Lease. Once the Boys and Girls Club opens, the City may terminate the Ground Lease at any time during the 55 year term with 36 months prior notice. While the facility will be managed by Metro Los Angeles, the title of the facility will be "The Bell Gardens Boys and Girls Club" or such other name as approved by the City.

Recommendation: It is staff's recommendation that the City Council by motion approve Resolution No. 2016-16 approving the Ground Lease between the City of Bell Gardens and the Boys and Girls Club of Metro Los Angeles ("Metro Los Angeles") for a term of fifty-five (55) years. Tenant shall have the option to extend the term of this Lease for an additional ten (10) years, subject to the City's written approval.

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CITY COUNCIL MEMBER COMMENTS

ADJOURNMENT